



ROYALTY DEED

STATE OF UTAH §
§
COUNTY OF BOX ELDER §

KNOW ALL MEN BY THESE PRESENTS:

That The Hinchey 2010 Descendants Trust, created by Trust Agreement dated effective December 30, 2010, whose address is c/o Cutoico Resource Management LP, P.O. Box 53567, Midland, Texas 79710, hereinafter Called Grantor, for and in Consideration of the sum of Ten and more dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, assign, and deliver to Patsy Hinchey Family Limited Partnership, whose address is c/o Cutoico Resource Management LP, P.O. Box 53567, Midland, Texas 79710, hereinafter called Grantee (whether one or more), the receipt of which is hereby acknowledged, have granted, sold, conveyed assigned and delivered, and by these presents do grant, sell, convey, assign and deliver, unto the said Grantee an undivided one-ninety-sixth (1/96th) interest, in and to all of the oil royalty, gas royalty, and royalty in casinghead gas, gasoline and royalty in other minerals in and under and that may be produced and mined from the following described lands situated in the County of Utah, State of Box Elder, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All of the lands described on Exhibit "A" containing 93,787.28 acres, more or less, together with the right of ingress and egress at all times for purpose of mining, drilling and exploring said lands for oil, gas and other minerals and removing the same therefrom. This grant shall run, and the rights, titles and privileges hereby granted shall extend to Grantee herein, and to Grantee's heirs, administrators, executors and assigns forever.

It is understood and agreed that this sale covers and includes an undivided one-forty-eighth (1/48th) of all the oil royalty, and gas royalty, and casinghead gas and gasoline royalty, and royalty from other minerals or products, due and to be paid under the terms of said lease or leases only insofar as it or they cover the above described lands. And it is further understood and agreed that notwithstanding the Grantee does not by these presents acquire any right to participate in the making of future oil and gas mining leases on the portion of said lands not at this date under lease, nor of participating in the making of future leases, should any existing or future leases for any reason become cancelled or forfeited, nor of participating in the bonus or bonuses which Grantor herein shall receive for any future lease, nor of participating in any rental to be paid for the privilege of deferring the commencement of a well under any lease, now or hereafter.

This Royalty Deed is expressly subject to all of the terms and conditions, as found in that certain Royalty Deed dated July 10, 1962, by and between B.H. Grube, a single man, as Grantor, and Wilbur A. Yenger, Jr., et al, as Grantee, and recorded in the records of Box Elder County, Utah at Book 285, page 43K.

IN WITNESS WHEREOF, this instrument is executed on the 16 day of August, 2019, but effective as of January 1, 2019.

GRANTOR:

By:

John Douglas Hinchey, Trustee of The Hinchey 2010 Descendants Trust, created by Trust Agreement dated effective December 30, 2010

ACKNOWLEDGMENT

STATE OF Colorado §
§
COUNTY OF Archuleta §

This instrument was acknowledged before me on this the 16 day of August, 2019, John Douglas Hinchey, Trustee of The Hinchey 2010 Descendants Trust, created by Trust Agreement dated effective December 30, 2010.

By:
Notary Public

My Commission expires: 11/07/2022

CHRISTOPHER THOMAS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184043395
MY COMMISSION EXPIRES NOV 7, 2022

EXHIBIT "A"

ATTACHED TO AND MADE A PART OF THAT CERTAIN ROYALTY DEED DATED EFFECTIVE JANUARY 1, 2019, FROM THE HINCHEY 2010 DESCENDANTS TRUST, CREATED BY TRUST AGREEMENT DATED EFFECTIVE DECEMBER 30, 2010, AS GRANTOR, TO PATSY HINCHEY FAMILY LIMITED PARTNERSHIP, AS GRANTEE

Property No.	State	County	Description	Sec	Twp	Rge
4300300001	UT	Box Elder	Lots 3 & 4	29	06N	19W
4300300002	UT	Box Elder	W2 & SE	33	06N	19W
4300300003	UT	Box Elder	S2	13	07N	18W
4300300004	UT	Box Elder	S2	15	07N	18W
4300300005	UT	Box Elder	E2	21	07N	18W
4300300006	UT	Box Elder	All	23	07N	18W
4300300007	UT	Box Elder	All	25	07N	18W
4300300008	UT	Box Elder	E2	27	07N	18W
4300300009	UT	Box Elder	All	35	07N	18W
4300300010	UT	Box Elder	All	3	07N	19W
4300300011	UT	Box Elder	Lots 1, 2, 3 & 4	4	07N	19W
4300300012	UT	Box Elder	SE & SESW	34	08N	19W
4300300013	UT	Box Elder	All	35	08N	19W

END OF EXHIBIT