

Mineral Marketing
Listing and Sales Information

Listing Date: 5/20/13

Seller Information

Rawson Phyllis (Hinkhouse Trust)

Last Rawson First Phyllis Middle Initial (Hinkhouse Trust)
10818 W. Amber Trail SanCity, AZ 85351
Address City State & Zip

Phone Number Email

Heading

Total Acres: 1082.8 Property Type: Mineral Right Sale

Legal Description: Lengthy Listings M 272 3 273-CO

Full Description:

Expiration Date Documents to Upload:

Buyer Information

Closing Date: 3/12/2014

Sale Price: 108,280

Tyner Land Solutions
Last First Middle Initial

Address City State & Zip

Phone Number Email

Commission Rate: 10% Total Commission: 10,829 Commission Split: 3way

RXL 3,609.67 (MM 3,609.67 Steve Williams \$3,609.67)

KIT CARSON COUNTY ABSTRACT CO.

ESCROW ACCOUNT
P.O. BOX 487
BURLINGTON, CO 80807
(719) 346-8944

THE BANK OF BURLINGTON
P.O. BOX 429
BURLINGTON, CO 80807
719-346-5376
82-427/1021

10230

**HINKHOUSE TYNER MIN
Commissions**

--Ten Thousand Eight Hundred Twenty Nine and 00/100-----

DATE

Dollars
AMOUNT

March 11, 2014

\$ *****10,829.00

PAY
TO THE
ORDER
OF

Rocking X Land Company
1510 Rose Ave.
Burlington, CO 80807

RUB RED IMAGE
FACES WITH HEAT

Cody Johnson

MP

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

0010230 102104273 224358

Version © 2006 FNBLMAMF003
Checks and other items are received for deposit subject to the provisions of the Uniform Commercial Code or any applicable state law. Deposits may not be available for immediate withdrawal.

CUSTOMER DEPOSIT

DATE 3 12 14

DESCRIPTION
CASH
INCLUDING COIN

DOLLARS

CENTS



Frontier Bank
Lamar • Burlington • Springfield • Pueblo • Pueblo West

NAME

RXL

STAMPS

OR TOTAL FROM OTHER SIDE
SUBTOTAL ▶

LESS CASH
RECEIVED ▶

ACCOUNT NUMBER

51406

TOTAL

10829-

5500 2000

Hinkhouse Minerals
Tyner Group

**KIT CARSON COUNTY ABSTRACT CO.
STATEMENT OF SETTLEMENT FOR SELLERS**

PROPERTY ADDRESS: , ,
 PURCHASER/BORROWER(S): Tyner Land Solutions LLC
 SELLER(S): The Phyllis G Rawson Share and of the Maud E Hinkhouse Trust No. 2, dated December 1 1982
 SETTLEMENT DATE: DISBURSED: PRORATION DATE:

LEGAL DESCRIPTION:
 Mineral Interest In and under:
 TOWNSHIP 9 SOUTH RANGE 43 WEST OF THE 6TH P.M, Kit Carson County Colorado
 Section 6: All
 TOWNSHIP 11 SOUTH. RANGE 43 WEST OF THE 6TH P.M. Kit Carson County Colorado
 Section 22: All
 TOWNSHIP 11 SOUTH. RANGE 47 WEST OF THE 6TH P.M Kit Carson County Colorado
 Section 20: W½
 Section 28: All
 TOWNSHIP 12 SOUTH RANGE 41 WEST OF THE 6TH P.M. Cheyenne County, Colorado
 Section 30: S½
 TOWNSHIP 12 SOUTH RANGE 42 WEST OF THE 6TH P.M. Cheyenne County Colorado
 Section 20: All
 Section 26: E½
 Section 28: S½

	DEBIT	CREDIT
Contract Sales Price		108,280.00
Commissions - Total commissions: 10.0000 % = 10,828.00	5,414.00	
10,828.00 Rocking X Land Company		
Settlement or Closing Fee Kit Carson County Abstract Co.	150.00	
Wiring Fee Kit Carson County Abstract Co.	20.00	
Kit Carson County Recording Kit Carson County Clerk	11.00	
Cheyenne County Recording Cheyenne County Clerk	11.00	
Subtotals	5,606.00	108,280.00
Balance Due TO Seller	102,674.00	
TOTALS	108,280.00	108,280.00

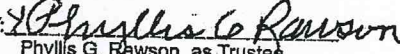
The above figures do not include sales or use taxes on personal property

APPROVED and ACCEPTED


SELLER(S):
 The Phyllis G. Rawson Share and of the
 Maud E. Hinkhouse Trust No. 2 dated
 December 1 1982

ESCROW AGENT:

 Kit Carson County Abstract Co

BY: 
 Phyllis G. Rawson as Trustee


 Rocking X Land Company

DocuSigned by:

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KIT CARSON COUNTY ABSTRACT CO.
STATEMENT OF SETTLEMENT FOR PURCHASERS

PROPERTY ADDRESS: , ,

PURCHASER/BORROWER(S): Tyner Land Solutions LLC

SELLER(S): The Phyllis G. Rawson Share and of the Maud E. Hinkhouse Trust No. 2, dated December 1, 1982

SETTLEMENT DATE:

DISBURSED:

PRORATION DATE:

LEGAL DESCRIPTION:

Mineral Interest in and under:

TOWNSHIP 9 SOUTH, RANGE 43 WEST OF THE 6TH P.M, Kit Carson County, Colorado
Section 6: All

TOWNSHIP 11 SOUTH, RANGE 43 WEST OF THE 6TH P.M, Kit Carson County, Colorado
Section 22: All

TOWNSHIP 11 SOUTH, RANGE 47 WEST OF THE 6TH P.M, Kit Carson County, Colorado
Section 20: W½
Section 28: All

TOWNSHIP 12 SOUTH, RANGE 41 WEST OF THE 6TH P.M., Cheyenne County, Colorado
Section 30: S½

TOWNSHIP 12 SOUTH, RANGE 42 WEST OF THE 6TH P.M., Cheyenne County, Colorado
Section 20: All
Section 26: E½
Section 28: S½

	DEBIT	CREDIT
Contract Sales Price	108,290.00	
Commissions - Total commissions: 10.0000 % = 10,829.00	5,414.50	
Settlement or Closing Fee Kit Carson County Abstract Co.	150.00	
Wiring Fee Kit Carson County Abstract Co.	20.00	
Kit Carson County Recording Kit Carson County Clerk	23.54	
Cheyenne County Recording Cheyenne County Clerk	19.29	
Subtotals	113,917.33	
Balance Due FROM Purchaser/Borrower		113,917.33
TOTALS	113,917.33	113,917.33

The above figures do not include sales or use taxes on personal property

APPROVED and ACCEPTED

PURCHASER(S) / BORROWER(S):

Tyner Land Solutions LLC on behalf of DDDF,
Inc., Fred Mills Jr. and Denise Mills, and
Texas Pacific Oil

BY *Janet A. Tyner*

Manager, as

Tyner Land Solutions, LLC

ESCROW AGENT:

Cody R. Polstone
Kit Carson County Abstract Co.

W. George
Rocking X Land Company

MINERAL DEED

STATE OF COLORADO }
 }
COUNTY OF CHEYENNE }

WHEREAS, the undersigned, hereinafter referred to as **GRANTOR** (whether one or more), is now the owner of certain mineral and royalty interests and rights relating thereto in the property described below.

NOW, THEREFORE, for and in consideration paid to **GRANTOR** by the following:

- | | |
|---|-----|
| DDDF Company, Inc.
P. O. Box 554
Midland, Texas 79702 | 50% |
| Fred Mills
P. O. Box 1174
Midland, TX 79702 | 30% |
| Denise Mills
P. O. Box 625
Midland, TX 79702 | 10% |
| Texas Pacific Oil Company, LLC
P. O. Box 8809
Midland, TX 79708 | 10% |

herein called **GRANTEE** (whether one or more), **GRANTOR** does hereby **GRANT, BARGAIN, TRANSFER, SELL, ASSIGN and CONVEY** unto the said **GRANTEE**, all of **GRANTOR'S** undivided interest in and to all minerals, including without limitation, oil, gas, coal, gravel, metals, ores of any nature or description and rare earths that might be produced in, on or under the lands described in the STATE of COLORADO, COUNTY of CHEYENNE, as follows:

See Exhibit "A", attached hereto,

together with all of **GRANTOR'S** right, title and interest in and to all oil, gas and other minerals in the Sections described in Exhibit "A", regardless of the omission of any errors in description, incorrect, or misspelled names, scrivener's errors, or incorrect recording references. It is the specific intent of this instrument to convey, and **GRANTOR** does hereby convey, all of **GRANTOR'S** right, title, and interest in and to the oil, gas and other minerals in the above described property unto **GRANTEE** including any and all reversionary interests and accretion and riparian rights.

By this Deed, **GRANTEE** is also conveyed all of **GRANTOR'S** undivided interest in all royalty interests, overriding royalty interest and production payments of every kind payable or delivered to **GRANTOR** under the existing oil and gas leases, unitization and pooling assignments or other writings, if any, affecting such land. **GRANTOR** agrees to execute such further assurances for the full and complete enjoyment of the rights herein granted.

By this Deed, **GRANTEE** is also conveyed the right of ingress and egress at all times for the purposes of mining, drilling, exploring, operating, and developing the oil, gas, and other minerals in and under the lands described above, and storing, handling, transporting, and marketing the same from the lands described in above.

In addition to the foregoing, **GRANTOR** does hereby **GRANT, BARGAIN, TRANSFER, SELL, ASSIGN** and **CONVEY** unto **GRANTEE** all of **GRANTOR'S** interest in and to all monies, proceeds to all income, and other personal properties now on hand or in the possessions of any third party, bank, trustee, or pipeline company, which have theretofore accrued to the mineral and/or royalty interest of **GRANTOR** in said land that has been conveyed to **GRANTEE**.

It is the intent of the **GRANTOR** to convey to **GRANTEE**, and **GRANTOR** does hereby grant, sell, assign, and transfer to **GRANTEE**, all claims, demands, causes of action, refunds and rights of interest of whatsoever nature and arising at any time pertaining to the interest conveyed by **GRANTOR** to **GRANTEE** herein.

GRANTOR does hereby irrevocably appoint and constitute **FRED MILLS** as my agent and attorney-in-fact for the **LIMITED PURPOSE ONLY** of executing division orders, transfer orders and all other instruments as may be necessary to make fully effective this conveyance of interests, so that he may act in my place and stead for this limited purpose only.

GRANTOR hereby covenants with **GRANTEE** that **GRANTOR** is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property.

FOR the same consideration, **GRANTOR**, for **GRANTOR**, his/her heirs, legal representatives, successors and assigns, does covenant to and with **GRANTEE**, his heirs, legal representatives, successors and assigns, that **GRANTOR** will **WARRANT AND FOREVER DEFEND** the title herein converted against all persons lawfully claiming or to claim the same, or any part thereof.

THIS MINERAL DEED IS EFFECTIVE FOR DIVISION ORDER PURPOSES AS OF MARCH 11, 2014.

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IN WITNESS WHEREOF, this MINERAL DEED is executed by the parties hereto as of the date evidenced below, effective, however, as of MARCH 11, 2014.

GRANTOR: The Phyllis G. Rawson Share of the Maud E. Hinkhouse Trust No. 2, dated December 1, 1982

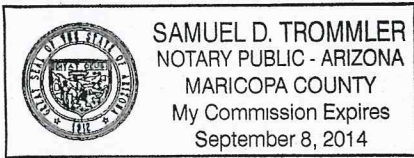
By: Phyllis G. Rawson
Phyllis G. Rawson, Trustee

By: [Signature]
Rodney J. Rawson, Trustee

ACKNOWLEDGEMENT

STATE OF Arizona }
COUNTY OF Maricopa }

This instrument was acknowledged before me on March 11, 2014 by Phyllis G. Rawson, Trustee of the Phyllis G. Rawson Share of the Maud E. Hinkhouse Trust No. 2, dated December 1, 1982 .

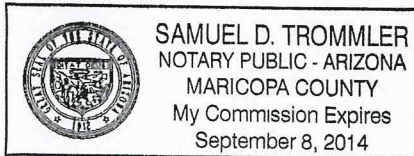


[Signature]
Notary Public, State of Arizona

ACKNOWLEDGEMENT

STATE OF Arizona }
COUNTY OF Maricopa }

This instrument was acknowledged before me on March 11, 2014 by Rodney J. Rawson, Trustee of the Phyllis G. Rawson Share of the Maud E. Hinkhouse Trust No. 2, dated December 1, 1982 .



[Signature]
Notary Public, State of Arizona

Exhibit "A"

Attached to and made a part of that certain Mineral Deed dated effective March 11, 2014, by and between **The Phyllis G. Rawson Share of the Maud E. Hinkhouse Trust No. 2**, dated **December 1, 1982**, as Grantor, and **Fred Mills, Denise Mills, and Texas Pacific Oil Company, LLC**, as Grantee, covering certain mineral and royalty interests in Cheyenne County, Colorado.

The following lands, being located in Cheyenne County, Colorado, being West of the 6th Principal Meridian:

Township 12 South, Range 41 West

Section 30: S/2

Township 12 South, Range 42 West

Section 20: All

Section 26: E/2

Section 28: S/2

Altogether containing 1,479.42 gross acres, more or less.

MINERAL DEED

STATE OF COLORADO }
 }
COUNTY OF KIT CARSON }

WHEREAS, the undersigned, hereinafter referred to as **GRANTOR** (whether one or more), is now the owner of certain mineral and royalty interests and rights relating thereto in the property described below.

NOW, THEREFORE, for and in consideration paid to **GRANTOR** by the following:

- | | |
|---|-----|
| DDDF Company, Inc.
P. O. Box 554
Midland, Texas 79702 | 50% |
| Fred Mills
P. O. Box 1174
Midland, TX 79702 | 30% |
| Denise Mills
P. O. Box 625
Midland, TX 79702 | 10% |
| Texas Pacific Oil Company, LLC
P. O. Box 8809
Midland, TX 79708 | 10% |

herein called **GRANTEE** (whether one or more), **GRANTOR** does hereby **GRANT, BARGAIN, TRANSFER, SELL, ASSIGN and CONVEY** unto the said **GRANTEE**, all of **GRANTOR'S** undivided interest in and to all minerals, including without limitation, oil, gas, coal, gravel, metals, ores of any nature or description and rare earths that might be produced in, on or under the lands described in the STATE of COLORADO, COUNTY of KIT CARSON, as follows:

See Exhibit "A", attached hereto,

together with all of **GRANTOR'S** right, title and interest in and to all oil, gas and other minerals in the Sections described in Exhibit "A", regardless of the omission of any errors in description, incorrect, or misspelled names, scrivener's errors, or incorrect recording references. It is the specific intent of this instrument to convey, and **GRANTOR** does hereby convey, all of **GRANTOR'S** right, title, and interest in and to the oil, gas and other minerals in the above described property unto **GRANTEE** including any and all reversionary interests and accretion and riparian rights.

By this Deed, **GRANTEE** is also conveyed all of **GRANTOR'S** undivided interest in all royalty interests, overriding royalty interest and production payments of every kind payable or delivered to **GRANTOR** under the existing oil and gas leases, unitization and pooling assignments or other writings, if any, affecting such land. **GRANTOR** agrees to execute such further assurances for the full and complete enjoyment of the rights herein granted.

By this Deed, **GRANTEE** is also conveyed the right of ingress and egress at all times for the purposes of mining, drilling, exploring, operating, and developing the oil, gas, and other minerals in and under the lands described above, and storing, handling, transporting, and marketing the same from the lands described in above.

In addition to the foregoing, **GRANTOR** does hereby **GRANT, BARGAIN, TRANSFER, SELL, ASSIGN** and **CONVEY** unto **GRANTEE** all of **GRANTOR'S** interest in and to all monies, proceeds to all income, and other personal properties now on hand or in the possessions of any third party, bank, trustee, or pipeline company, which have theretofore accrued to the mineral and/or royalty interest of **GRANTOR** in said land that has been conveyed to **GRANTEE**.

It is the intent of the **GRANTOR** to convey to **GRANTEE**, and **GRANTOR** does hereby grant, sell, assign, and transfer to **GRANTEE**, all claims, demands, causes of action, refunds and rights of interest of whatsoever nature and arising at any time pertaining to the interest conveyed by **GRANTOR** to **GRANTEE** herein.

GRANTOR does hereby irrevocably appoint and constitute **FRED MILLS** as my agent and attorney-in-fact for the **LIMITED PURPOSE ONLY** of executing division orders, transfer orders and all other instruments as may be necessary to make fully effective this conveyance of interests, so that he may act in my place and stead for this limited purpose only.

GRANTOR hereby covenants with **GRANTEE** that **GRANTOR** is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property.

FOR the same consideration, **GRANTOR**, for **GRANTOR**, his/her heirs, legal representatives, successors and assigns, does covenant to and with **GRANTEE**, his heirs, legal representatives, successors and assigns, that **GRANTOR** will **WARRANT AND FOREVER DEFEND** the title herein converted against all persons lawfully claiming or to claim the same, or any part thereof.

THIS MINERAL DEED IS EFFECTIVE FOR DIVISION ORDER PURPOSES AS OF MARCH 11, 2014.

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GRANTOR: The Phyllis G. Rawson Share of the Maud E. Hinkhouse Trust No. 2, dated December 1, 1982

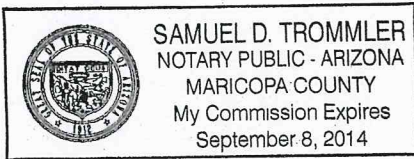
By: Phyllis G. Rawson
Phyllis G. Rawson, Trustee

By: [Signature]
Rodney J. Rawson, Trustee

ACKNOWLEDGEMENT

STATE OF Arizona }
COUNTY OF Maricopa }

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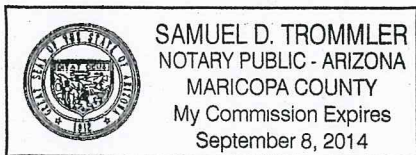


[Signature]
Notary Public, State of Arizona

ACKNOWLEDGEMENT

STATE OF Arizona }
COUNTY OF Maricopa }

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[Signature]
Notary Public, State of Arizona

Exhibit "A"

Attached to and made a part of that certain Mineral Deed dated effective March 11, 2014, by and between **The Phyllis G. Rawson Share of the Maud E. Hinkhouse Trust No. 2, dated December 1, 1982**, as Grantor, and **Fred Mills, Denise Mills, and Texas Pacific Oil Company, LLC**, as Grantee, covering certain mineral and royalty interests in Kit Carson County, Colorado.

The following lands, being located in Kit Carson County, Colorado, being West of the 6th Principal Meridian:

Township 9 South, Range 43 West

Section 6: SE/4

Section 6: N/2, SW/4

Township 11 South, Range 43 West

Section 22: All

Township 11 South, Range 47 West

Section 20: W/2

Section 28: All

Altogether containing 2,224.00 gross acres, more or less.