



SCOTT DOYLE, CLERK
LARIMER COUNTY CO

RCPTN#

2006-0022982

03/30/2006

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FEE \$11.00

DOC \$0.00

#581021

MINERAL DEED

STATE DOCUMENTARY FEE EXEMPT

KNOW ALL MEN BY THESE PRESENTS, That **REGINA MINERAL RESOURCES INC** of Larimer County, State of Colorado for and in consideration of the sum of **TEN DOLLARS AND OTHER CONSIDERATIONS** Dollars (\$ 10.00) cash in hand paid by **SCOTT T. JOHNSON AND DEBBY J. JOHNSON, JOINT TENANTS** hereinafter call Grantees, and other good and valuable consideration, 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 said Grantees and all of its interest in and to all of the oil, gas, and other minerals in and under, and that may be produced from the following described land situated in Larimer County, State of Colorado to wit:

SEE EXHIBIT A, ATTACHED

of Section 23, Township 4 North, Range 70 West containing 35 acres more or less together with the right of ingress and egress at all times for the purpose of mining, drilling and exploring said land for oil, gas and other minerals and removing the same therefrom.

Said Land being now under an oil and gas lease executed in favor of N/A not leased , It is understood and agreed that this sale is made subject to the terms of said lease, but covers and includes N/A not leased of all of the oil royalty, and gas rental or royalty due and to be paid under the terms of said lease insofar as it covers the lands above described.

It is understood and agree that N/A not leased of the money rentals which may be paid to extend the term within which a well may be begun under the terms of said lease is to be paid to the said Grantees and in the event that the above described lease for any reason becomes cancelled or forfeited, then and in that event an undivided N/A not leased of the lease interests and all future rentals on said land for oil, gas and other mineral privileges shall be owned by said Grantees owning all of all oil, gas and other minerals in and under said lands, together with all interest in all future events. To have and to hold the above described property, together with all and singular the rights and appurtenances thereto in anywise belong unto the said Grantees herein, their heirs and assigns forever; the Grantor does hereby bind its self, its heirs, executors and administrators to warrant and forever defend all and singular the said property unto the said Grantees herein, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The Grantee herein shall have the right at any time to redeem for Grantor by payment, any existing mortgage or other lien on the above described land, upon default in payment and be thereon subrogated to the right of the holder thereof.

Witness it's hand this 12th day of July, 2005.

REGINA MINERAL RESOURCES, INC.

By: Alvin B. Geist
Alvin B. Geist, President

STATE OF COLORADO)

) ss.

COLORADO ACKNOWLEDGEMENT

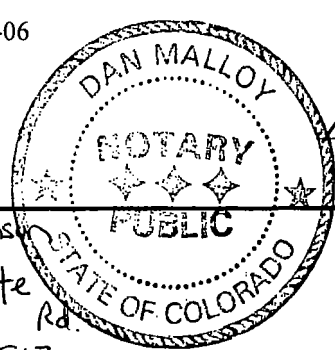
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 12th day of July, 2005,

By: Alvin B. Geist, President of Regina Mineral Resources, Inc.

WITNESS my hand and official seal.

My commission expires: 10-15-06



Dan Malloy
Notary Public

* GRANTEE ADDRESS: 320 DEL MONTE RD
BERTHAUD, CO 80513

Mail TO: Debby & Scott Johnson
320 Del Monte Rd.
Berthaud, Co 80513

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EXHIBIT "A"

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 23, AND CONSIDERING THE WEST LINE AS BEARING NORTH 05°25'02" WEST, AND ALL BEARINGS ARE RELATIVE THERETO, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING:

- THENCE NORTH 00°21'22" EAST, 154.30 FEET;
- THENCE NORTH 88°51'38" EAST, 1,189.59 FEET;
- THENCE SOUTH 05°46'52" WEST, 154.50 FEET;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 609.86 FEET, AND WHOSE LONG CHORD BEARS SOUTH 01°05'39" WEST, 99.67 FEET;
- THENCE SOUTH 03°35'34" EAST, 25.16 FEET;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 523.84 FEET AND WHOSE LONG CHORD BEARS SOUTH 03°41'45" WEST, 132.92 FEET;
- THENCE SOUTH 10°59'04" WEST, 560.28 FEET;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 7,431.39 FEET AND WHOSE LONG CHORD BEARS SOUTH 10°38'15" WEST, 90.00 FEET;
- THENCE SOUTH 10°17'26" WEST, 357.23 FEET;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 259.68 FEET AND WHOSE LONG CHORD BEARS SOUTH 02°18'45" WEST, 72.09 FEET;
- THENCE SOUTH 89°17'30" WEST, 852.01 FEET;
- THENCE NORTH 05°25'02" WEST, 1,311.53 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO.