

MINERAL DEED**KNOW ALL MEN BY THESE PRESENTS:**

Nexus BSP LLC, whose address is 1512 Larimer Street, Suite 150, Denver, Colorado 80202, as hereinafter called "Grantor", for and in consideration of the sum of Ten 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, transfer, assign and deliver unto Bull Moose Royalties, LLC, whose address is 999 18th Street, Suite 3370, Denver, CO 80202, as hereinafter called "Grantee", one hundred percent (100%) of Grantor's right, title and interest in and to all oil, gas and other mineral rights, located in and under, or that may be produced from the lands more particular described below located in Weld County, Colorado (the "Subject Lands"):

Township 8 North, Range 60 West, 6th P.M.

Section 6: Lots 3 (40.91), 4 (41.87) and 5 (41.00) and SE/4NW/4

Section 6: Lots 6 (40.91) and 7 (40.82) and E/2SW/4

Containing 325.51 acres, more or less

Township 8 North, Range 61 West, 6th P.M.

Section 1: Lots 1 (40.73) and 2 (41.36) and S/2 NE/4 and SE/4

Containing 322.09 acres, more or less

Township 8 North, Range 59 West, 6th P.M.

Section 15: SW/4

Containing 160.0 acres, more or less

Containing 807.6 gross acres, more or less

It is the intent of the Grantor and Grantee that the Grantor convey **one hundred percent (100%)** of their right title and interests in minerals in the Subject Lands. This grant, sale and conveyance is made subject to rights of third parties, if any.

TO HAVE AND TO HOLD the above-described Subject Lands and all rights, privileges appurtenant thereto, for the benefit of the Grantee, their successors and assigns forever.

GRANTOR agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and likewise agrees that Grantee herein shall have the right at any time to redeem for said Grantor by payment, any mortgage, taxes, or other liens on the above described land, upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

GRANTOR shall and will further WARRANT AND FOREVER DEFEND the premises in the quiet and peaceable possession of the Grantee, their successors and assigns, against all and every person or persons lawfully claiming the whole or any part hereof *by, through, or under Grantor but not otherwise*.

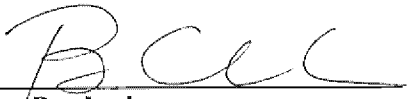
This instrument shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, assigns, successors and transferees.

-Signatures next page-

WITNESS my hand as of the date acknowledged below, this Mineral Deed to be EFFECTIVE for all purposes as of March 27, 2017.

GRANTOR:

Nexus BSP, LLC


By: 
 Name: **Ben Lusher**
 Title: **Vice President, Nexus BSP LLC**

STATE OF Colorado)
) ss.
 COUNTY OF Denver)

(Acknowledgment)

On this 29th day of March, 2017, **Ben Lusher**, as **Vice President of Nexus BSP LLC**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the she executed the same for the purposes herein contained.

WITNESS my hand and official seal.


 Notary Public

My Commission Expires: December 23, 2019

