

WARRANTY DEED

THIS INDENTURE made this day of
1968, between SIERRA NEVADA COMPANY, a Utah corporation, COMBINED
PRODUCTION ASSOCIATES, LTD., a Utah corporation, the ESTATE OF
JULIUS MAIER and MRS. JULIUS MAIER, ELSE MAIER, WILLIAM LEVINE,
MILDRED LEVINE, ALEX INTRATOR, MIRA INTRATOR, NORMAN SAMUELS,
ARMAND CARNEVALE, ESTHER CARNEVALE, PETER ALSBERG, HILDA ALSBERG,
VERNON WEINSTEIN, MARJORIE WEINSTEIN and GITL BIALER, sometimes
hereinafter referred to as Grantors, and NEWMONT EXPLORATION
LIMITED, a Delaware corporation qualified to engage in business
and hold property in Nevada, sometimes hereinafter referred to
as Grantee.

W I T N E S S E T H:

Grantors, in consideration of the title payment sum
of TEN DOLLARS (\$10.00), lawful money of the United States, and
other valuable consideration which is now paid, in one sum as
hereby in writing directed by Grantors to First Security Bank of
Utah, Main and Fourth South Streets, Salt Lake City, Utah, receipt
of which total payment sum is hereby acknowledged, hereby grants,
bargains and sells and conveys unto Grantee, its successors and
assigns forever, all Grantors' right, title and interest in the
hereinafter described property or in any leasehold or other interest
in or with respect thereto, or in any claim of Grantors arising
out of or with respect to said property, said property being:

An unpatented lode mining claim named Blue Star
recorded on July 12, 1943 by R. L. Taylor and
E. H. Emmons in the Lynn Creek District, Eureka
County, Nevada, File No. 24738;

Unpatented lode mining claims named Blue Star No. 1
and Blue Star No. 2 recorded on January 24, 1945 by
Lee F. Hand, J. M. Edgar, W. L. Edgar and W. E. Edgar
in the Lynn Creek District, Eureka County, Nevada;

Unpatented lode mining claims named Blue Star, Blue Star No. 1 through Blue Star No. 20, Blue Star No. 24 through Blue Star No. 29, Blue Star No. 33 through Blue Star No. 35.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to said claims, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, as well in law as in equity.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever; and the said Grantors do hereby covenant with the said Grantee, its successors and assigns, that the said claims are free from all encumbrances by it made, permitted or suffered (except as might attach through the action of others or as the result of litigation between Combined Production Associates, Ltd., and members of the Edgar family, Leon Belaustegui and wife, R. D. Morris and wife and the M. M. & S. Exploration Company) that they have not previously conveyed the same, and that they have good right and lawful authority to sell the same, and that they hereby warrant and agree forever to defend the title to said claims against the just and lawful claims and demands of all persons claiming or to claim the same by, through or under said Grantors.

IN WITNESS WHEREOF, said Grantors have executed this instrument as of the day and year first above written.

Attest:

Attest:

Witness:

Aly Ronis

SIERRA NEVADA COMPANY

By

COMBINED PRODUCTION ASSOCIATES, LTD.

By

Margot Maier.
Mrs. Julius Maier (Secretary)
Estate of Julius Maier

Witness:

Olye Kouis

Witness:

Mrs. David Hedenheimer

Witness:

Witness:

Witness:

Witness:

Witness:

Witness:

Witness:

Mrs. Julius Maier
Mrs. Julius MaierElse Maier
Else MaierWilliam LevineMildred LevineAlex IntratorMira IntratorNorman SamuelsArmand CarnevaleEsther Carnevale

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Witness:

Peter Alsberg

Witness:

Hilda Alsberg

Witness:

Vernon Weinstein

Witness:

Marjorie Weinstein

Witness:

Gitl Bialer

STATE OF

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SS:

COUNTY OF

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On this day of 1968, before me
personally came , to me known,
who being duly sworn, did depose and say that he resides at ,
that he is the of SIERRA NEVADA COMPANY, the corporation
described in and which executed the foregoing instrument; that
he knows the seal of said corporation; that the seal affixed to
said instrument is such corporate seal; that it was so affixed
by authority of the Board of Directors of said corporation and that
he signed his name thereto by like authority.

Notary Public

STATE OF New York
COUNTY OF New York SS:

On this 3rd day of February 1968, before me personally came Mrs. Julius Maier, to me known, who being duly sworn, did depose and say that she resides at 215 West 92nd St. New York, N.Y. that she is the Executor of the ESTATE OF JULIUS MAIER, the estate described in and which executed the foregoing instrument; that she knows the seal of said estate; that the seal affixed to said instrument is such estate seal; that it was so affixed by authority of said estate and that she signed his name thereto by like authority.

MARION van MENTS
Notary Public, State of New York
No. 31-9438455 Qualified in N. Y. Co.
Term Expires March 30, 1968

Marion van Ments
Notary Public

STATE OF New York
COUNTY OF New York SS:

On this 3rd day of February 1968, before me personally came MRS. JULIUS MAIER, to me known and known to me to be the individual described in and who executed the foregoing instrument and acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein mentioned.

MARION van MENTS
Notary Public, State of New York
No. 31-9438455 Qualified in N. Y. Co.
Term Expires March 30, 1968

Marion van Ments
Notary Public

STATE OF New York
COUNTY OF New York SS:

On this 3rd day of February 1968, before me personally came ELSE MAIER, to me known and known to me to be the individual described in and who executed the foregoing instrument and acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein mentioned.

MARION van MENTS
Notary Public, State of New York
No. 31-9438455 Qualified in N. Y. Co.
Term Expires March 30, 1968

Marion van Ments
Notary Public

RECORDED AT THE REQUEST OF Newmont Exploration Limited
on Feb. 15, 1968, at 54 mins. past 10 A. M. In
Book 22 of OFFICIAL RECORDS, page 357-361 RECORDS OF
EUREKA COUNTY, NEVADA. Phillip A. McFarland Recorder.
File No. 46096 Fee \$7.00