

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 28 day of January, 1981 from WALTER A. PARONI and GENEVIEVE M. PARONI, husband and wife, of Wallace, Idaho (the "Grantors") to WINDFALL VENTURE, a general partnership composed of William E. Foster, Robert G. Wilson, Chan Edmonds, Kenneth E. Johnson and William L. Wilson, all of Grand Junction, Colorado (the "Grantee") with respect to the following facts:

On September 11, 1978, Grantors, as owners, entered into an Option Agreement with Idaho Mining Corporation which Agreement is recorded in Book 66 at Pages 406-414, inclusive, in the Official Records of Eureka County, Nevada and which agreement was modified by letter agreement dated September 7, 1979 a copy of which is recorded in Book 78 at Pages 511 and 512 of the Official Records of said County.

Idaho Mining Corporation duly assigned and transferred its interests under the Option Agreement, as modified, to the Grantee herein. The said Option has been duly exercised and the purchase price of Thirty Thousand Dollars (\$30,000.00) as required under the Option Agreement has been paid in full to the Grantor, the receipt whereof is hereby acknowledged.

Under the provisions of the Option Agreement, the Grantee is entitled to mine and remove an aggregate total of 187,500 dry tons of ore from the "Property" (hereinafter more particularly described) after which it is required to pay a "Further Production Royalty" of Sixteen Cents (\$.16) per dry ton of ore mined and removed from the Property until an additional Thirty Thousand Dollars (\$30,000.00) has been paid to Grantors, at which time all payment obligations to Grantors shall cease.

THEREFORE, in view of the foregoing Recitals, and for and in consideration of good and valuable consideration;

the receipt and adequacy of which is acknowledged by Grantors, Grantors hereby grant, bargain, sell and convey to Grantee, its successors and assigns, those certain unpatented lode mining claims situated in Eureka County, Nevada, the names of which together with the book and page of the recording of the Location Certificates thereof in the office of the Recorder of said County, are respectively as follows:

<u>Claim Name</u>	<u>Book</u>	<u>Page</u>
Pearl	H Mining Locations	261
Nellie	H " "	262

The conveyance hereby made is specifically subject to the retained right of Grantors to receive the "Further Production Royalty" of Sixteen Cents (\$.16) per dry ton of ore mined and removed from the above described Property commencing after an aggregate of 187,500 dry tons of ore have been removed from the above described Property, which Further Production Royalty shall continue to be paid until an amount of Thirty Thousand Dollars (\$30,000.00) has been paid to Grantors from such Further Production Royalty, at which time all payment obligations to the Grantors by the Grantee shall cease and Grantors shall have no further rights or interest in the above described Property.

Grantors represent and warrant that the above described mining claims are free and clear of liens and encumbrances and warrant their title to said claims as against, but only as against, the parties lawfully claiming the whole or any part thereof by, through or under Grantors.

This Special Warranty Deed shall be binding upon and inure to the benefit of the parties hereto, their representatives successors, heirs and assigns.

EXECUTED as of the day and year first above written.



*Walter A. Paroni*  
WALTER A. PARONI

*Genevieve M. Paroni*  
GENEVIEVE M. PARONI,  
Wife of Walter A. Paroni



STATE OF IDAHO )  
COUNTY OF *Shoshone* ) ss.

On the 28<sup>th</sup> day of January, 1981, personally appeared before me, a Notary Public, WALTER A. PARONI and GENEVIEVE M. PARONI, who acknowledged that they executed the above instrument for uses and purposes therein stated.

My commission expires: 11-84

Connie J. Burkhardt  
Notary Public

RECORDED AT REQUEST OF  
John Muller  
BOOK 92 PAGE 3

81 MAR 4 A 8:07

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
WILLIS A. DENNEY, RECORDER  
FILE NO. 79017  
FEE \$ 5.00

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