

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and effective this 15th day of January, 1981 between WESTERN GAS OIL & MINING LTD., a Nevada corporation, of Reno, Nevada (the "GRANTOR"); and WESTERN-WINDFALL, LTD., a limited partnership organized under the laws of Nevada, the General Partner of which is Western Gas Oil & Mining Ltd., and the Limited Partner of which is Windfall Venture, (the "GRANTEE");

W I T N E S S E T H:

1. For and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other valuable consideration, GRANTOR hereby bargains, sells and conveys to GRANTEE, its successors and assigns, an undivided SEVENTY-FIVE PERCENT (75%) interest in and to those certain patented mining claims, unpatented mining claims and mill-site claims situated in Eureka County, Nevada, described as follows:

A. Patented Mining Claims: Those certain patented mining claims, the names of which, together with the U. S. Mineral Survey Number of which, are, respectively, as follows:

<u>Claim Name</u>	<u>U. S. Mineral Survey No.</u>
Jim Crow	3705
Jim Crow Fraction	3705
Southern Cross	3705
Elmer	3705
Elmer Fraction	3705
Windfall	3705
Windfall Fraction	3705
"2G"	3705
May	3705
May Fraction	3705
Windfall Extension Fraction	4537
Rustler No. 1	4537
Rustler No. 2	4537
Rambler	239
Little Rosa	301

DOCUMENTARY TRANSFER TAX \$ 2.00
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR
 COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES
 REMAINING THEREON AT TIME OF TRANSFER
 UNDER PENALTY OF PERJURY

SIGNATURE OF DECLARANT OR AGENT
 DETERMINING TAX/FIRM NAME

(The above claims are referred to herein as the "Patented Claims.")

B. Unpatented Mining Claims: Those certain unpatented lode mining claims, the names of which, together with the book and page of the recording of the certificates of location thereof in the office of the Recorder of said county, are, res-

pectively, as follows: (The abbreviation "O.R." used below means "Official Records;" the abbreviation "O.D.M.L." used below means "Outside District Mining Locations;" and the abbreviation "M.L." used below means "Mining Locations.")

<u>Claim Name</u>	<u>Book</u>	<u>Page</u>
F-1	34 O.R.	528
F-2	34 O.R.	508-509
F-3	34 O.R.	529
F-4	34 O.R.	510-511
F-5	34 O.R.	530
F-6	34 O.R.	512-513
F-7	34 O.R.	531
F-8	34 O.R.	514-515
F-9	34 O.R.	532
F-10	34 O.R.	516-517
F-11	34 O.R.	533
F-12	34 O.R.	518-519
F-13	34 O.R.	534
F-14	34 O.R.	520-521
F-15	34 O.R.	535
F-16	34 O.R.	522-523
F-17	34 O.R.	536
F-18	34 O.R.	524-525
F-19	34 O.R.	537
F-20	34 O.R.	526-527
F-21	34 O.R.	491
F-22	34 O.R.	501
F-23	34 O.R.	492
F-24	34 O.R.	502
F-25	34 O.R.	493
F-26	34 O.R.	503
F-27	34 O.R.	494
F-28	34 O.R.	504
F-29	34 O.R.	495
F-30	34 O.R.	496
F-31	34 O.R.	497
F-32	34 O.R.	498
F-33	34 O.R.	499
F-34	34 O.R.	500
F-91	71 O.R.	405
F-92	71 O.R.	406
F-93	71 O.R.	407
F-94	71 O.R.	408
F-95	71 O.R.	409
F-96	71 O.R.	410
F-97	35 O.R.	306
F-98	35 O.R.	307
F-102	35 O.R.	308
F-104	35 O.R.	309
F-106	35 O.R.	310
F-108	35 O.R.	311
F-110	35 O.R.	312
F-112	35 O.R.	313
F-118	35 O.R.	315
F-120	35 O.R.	316
F-122	35 O.R.	317
F-124	35 O.R.	318
F-126	35 O.R.	319

(continued) Claim Name

Book

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F-128	35 O.R.	320
F-130	34 O.R.	507
F-198	35 O.R.	314
W-3	26 O.R.	105-106
W-1	26 O.R.	101-102
W-2	26 O.R.	103-104
W-4	26 O.R.	107-108
W-5	26 O.R.	109-110
W-7	26 O.R.	111-112
W-8	26 O.R.	113-114
W-11	43 O.R.	077
W-12	26 O.R.	115-116
W-13	f 26 O.R.	117-118
W-17	26 O.R.	119-120
W-19	43 O.R.	078
W-20	33 O.R.	105
W-21	33 O.R.	106
W-22	33 O.R.	107
W-23	33 O.R.	108
W-24	33 O.R.	109
W-25	33 O.R.	110
W-26	33 O.R.	111
W-27	33 O.R.	112
W-30	43 O.R.	079
W-31	43 O.R.	080
W-32	43 O.R.	081
W-33	43 O.R.	082
W-34	43 O.R.	083
Gold	K-O.D.M.L.	100
Gold No. 1	K-O.D.M.L.	101
Summit	25 O.R.	300
Red Iron	25 O.R.	302
Johnnie	25 O.R.	301
Sadie Nos. 1 to 8	47 O.R.	78-85
H 1 to 7	71 O.R.	398-404
Rambler No. 1	H-O.D.M.L.	328
Rambler No. 2	H-O.D.M.L.	329
Gossan	J-O.D.M.L.	268
Doe Run No. 1	35 O.R.	322
Doe Run No. 2	35 O.R.	323
Pearl	H-M.L.	261
Nellie	H-M.L.	262
New York No. 1	75 O.R.	29
New York No. 2	75 O.R.	30
New York No. 3	75 O.R.	525

Book

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BLM No.

HC 1-24	81 O.R.	223-256	N-MC-153780-153803
HC Fraction	81 O.R.	257	N-MC-153804
IM 1-18	81 O.R.	258-275	N-MC-153805-153822
F 22-90	81 O.R.	271-311	N-MC-153744-153749
J 1-4	81 O.R.	312-315	N-MC-153823-153826
J 5-14	81 O.R.	316-325	N-MC-153827-153836
J 15-16	81 O.R.	326-327	N-MC-153837-153838
J 17-19	81 O.R.	328-330	N-MC-153839-153841
J 10-23	81 O.R.	331-334	N-MC-153842-153845
J 30-31	81 O.R.	335-336	N-MC-153846-153847
HC 25, 26	88 O.R.	153-154	N-MC-172742-172743
W 101-104	88 O.R.	149-152	N-MC-169094-169097
J 24-28	84 O.R.	361-365	N-MC-160193-160197

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(continued)

	<u>Book</u>	<u>Page</u>	<u>BLM No.</u>
J 29-Fraction	84 O.R.	366	N-MC-160198
J 33-51	84 O.R.	367-385	N-MC-160199-160217
J 52-54	84 O.R.	386-388	N-MC-160218-160220
J 71-76	84 O.R.	389-394	N-MC-160221-160226
J 81-84	84 O.R.	395-398	N-MC-160277-160230

(The above-described claims are referred to herein as the "Unpatented Claims.")

C. Millsite Claims: Those certain unpatented mill-site claims, the names of which, together with the book and page of the certificates of location thereof in the office of the Recorder of said county, are, respectively, as follows:

<u>Millsite Claim</u>	<u>Book</u>	<u>Page</u>
MS 1-5, inclusive	47 O.R.	580-584
MS 6	50 O.R.	004
MS 7, 8	47 O.R.	585-586
MS 9-12, inclusive	50 O.R.	005-008
MS 13	51 O.R.	572
MS 13A	74 O.R.	485

(The MS 13A claim was originally located as MS 13 which was a duplication of a claim of the same name owned by Idaho originally recorded in Book 56 at Page 399 and amended on September 27, 1979 and recorded in Book 74 at Page 485.)

MS 14-21	56 O.R.	400-407
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(The above-described claims are hereinafter referred to as the "Millsites." The Patented Claims, the Unpatented Claims and the Millsites are hereinafter referred to as the "Property.")

2. This conveyance is specifically subject to the burdens, terms and provisions of four royalty deeds, and a mortgage heretofore made, as follows:

A. Royalty Deed from Idaho Mining Corporation to A. K. Wilson, Jr., and others, dated September 28, 1979 and recorded in Book 75 of Official Records at Pages 86-91, inclusive, in the office of the Recorder of Eureka County, Nevada;

B. "Supplemental Royalty Deed" from Idaho Mining Corporation to A. K. Wilson, Jr., and others, dated December 20, 1979 and recorded in Book 77 at Pages 362-367, inclusive, in the office of the Recorder of Eureka County, Nevada;

C. "Supplemental Royalty Deed" from Idaho Mining Corporation to JoAnn K. Wilson, executrix, and others, dated October 30, 1980 and recorded in Book 89 at Pages 245-249, inclusive, in the office of the Recorder of said Eureka County;

D. "Royalty Deed" from Windfall Venture to St. James Holdings, Ltd., dated December 2, 1980 and recorded in Book 90 at Pages 311-317 in the office of the Recorder of said Eureka County;

E. "Real Estate Mortgage" dated January 7, 1980 between Windfall Venture and Idaho Mining Corporation recorded in Book 78 at Pages 260-266 in the office of the Recorder of said Eureka County, Nevada; and

F. "Real Estate Mortgage" dated February 27, 1981 between Western Gas Oil & Mining Ltd. and Windfall Venture recorded in Book 91 at Pages 597-604 in the office of the Recorder of said Eureka County, Nevada.

And by the acceptance of this Special Warranty Deed, GRANTEE agrees to assume responsibility for the obligations of GRANTOR specified in said royalty deeds and supplemental royalty deeds, and of the Mortgagor in said Real Estate Mortgage.

3. GRANTOR warrants its title to the Property conveyed hereby as against, but only as against, any persons claiming the whole or any part of said Property by, through or under GRANTOR, except for the following:

A. Obligations arising under the royalty deeds and mortgage specified in the foregoing paragraph hereof;

B. Any real property taxes for years subsequent to 1980; and

C. The burdens specified in Sections 2(A) through 2(F), inclusive, of this Special Warranty Deed.

The conveyance of the undivided SEVENTY-FIVE PERCENT (75%) interest in the Property under this Special Warranty Deed shall include not

only the title which GRANTOR may have thereto as of the date of this Deed, but also such after-acquired title which GRANTOR may hereafter acquire pertaining to such SEVENTY-FIVE PERCENT (75%) interest conveyed herein, except for any title which GRANTOR may acquire from or through GRANTEE.

EXECUTED AND EFFECTIVE as of this 15th day of January, 1981.

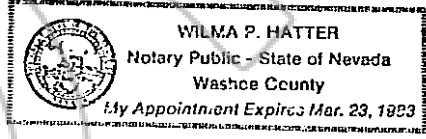
WESTERN GAS OIL & MINING LTD.

BY: J. Lowell Jackson
TITLE: President

STATE OF Nevada)
COUNTY OF Washoe) SS.

On March 19, 1981, personally appeared before me, a Notary Public, J. Lowell Jackson, a duly qualified and acting officer of WESTERN GAS OIL & MINING LTD., who acknowledged to me that he executed the above Special Warranty Deed in that capacity.

Wilma P. Hatter
NOTARY PUBLIC



RECORDED AT REQUEST OF
Hoyle & Miller Chartered
BOOK 93 PAGE 530

81 APR 3 10:24

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
WELLS A. DEPAOLI - RECORDER
FILE NO. 80043
FEE \$ 8.00