

AGREEMENT OF PURCHASE AND SALE

ALLEN RUSSELL and HELEN RUSSELL, husband and wife, hereby sell and CORTEZ JOINT VENTURE hereby buys those certain six unpatented lode mining claims situated in FOUR MILE CANYON, Eureka County, Nevada set forth in Exhibit A to Exhibit 1 attached hereto for the sum of TEN THOUSAND (\$10,000.00) DOLLARS payable forthwith upon delivery of deed.

Allen Russell and Helen Russell hereby deliver a deed in substantially the form of Exhibit 1 attached hereto.

Date: June 22, 1982.

Allen Russell
ALLEN RUSSELL

Helen Russell
HELEN RUSSELL

CORTEZ JOINT VENTURE by
CORTEZ GOLD MINES

By Arthur L. Walsh
Arthur L. Walsh
Mine Manager

BOOK 103 PAGE 086

STATE OF NEVADA)
COUNTY OF ELKO) ss.

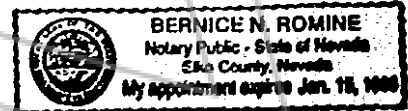
On this 22nd day of June, 1982,
before me, the undersigned a Notary Public, in and for said State,
personally appeared ALLEN and HELEN RUSSELL known to me to be the persons
whose names are subscribed to the within Instrument, and acknowledged to me
they executed the same.

IN WITNESS WHEREOF, I hereunto set my hand and affixed my
official seal the day and year in this certificate above written.

Bernice N. Romine

Notary Public in and for said County and State

My Commission Expires: Jan. 15, 1986



STATE OF NEVADA)
COUNTY OF ELKO) ss.

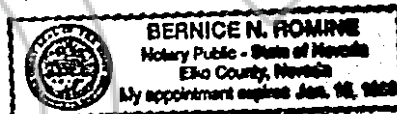
On this 21st day of June, 1982,
before me, the undersigned, a Notary Public in and for said State,
personally appeared Arthur R. Walsh, known to me to be
the Mine Manager, and known to me to be the person who executed the
within Instrument on behalf of the Joint Venture therein named, and
acknowledged to me that such Joint Venture executed the within Instrument
pursuant to its by-laws or a resolution of its board of directors.

IN WITNESS WHEREOF, I hereunto set my hand and affixed my
official seal the day and year in this certificate above written.

Bernice N. Romine

Notary Public in and for said County and State

My Commission Expires: Jan. 15, 1986



BOOK 103 PAGE 087

EXHIBIT 1

DEED

THIS INDENTURE, made this 22nd day of June,

1982, between

ALLEN RUSSELL AND HELEN RUSSELL husband and wife, P.O. Box 648, Beowawe, Nevada 89821 as Sellers ("Grantors") and the Cortez Joint Venture as buyer ("Grantee"), which includes co-venturers: Standard Oil Company of Ohio, 1645 Court Place, Denver, Colorado 80202; The Bunker Hill Company, P.O. Box 29, Kellogg, Idaho 83837; Mr. Vernon F. Taylor, Jr., 1670 Denver Club Building, Denver, Colorado 80202 and Manager, Placer Amex Inc., having its principal place of business at Suite 2500, One California Street, San Francisco, California 94111.

W I T N E S S E T H

That the Grantors, in consideration of the sum of Ten dollars (\$10), and other valuable consideration, receipt of which is acknowledge, do hereby sell and convey to the Grantee all those certain unpatented Lode mining claims situated in Four Mile Canyon, County of Eureka, State of Nevada, named and located as set forth in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all and singular the mines and minerals within the said unpatented claims, their dips, spurs and extralateral rights, and all dumps, severed ore, fixtures, improvements, rights and appurtenances thereunto in anywise appertaining.

And the Grantors hereby covenant for themselves, their successors and assign that the described premises are free and clear of all liens and encumbrances; that the described unpatented mining claims were located in accordance with the applicable provisions of federal and state law and were

BOOK 103 PAGE 088

through 1981 maintained against relocation by the requisite amounts of annual assessment work; and that they will warrant and defend the title specially against all persons claiming by, through or under them.

IN WITNESS WHEREOF, the said Grantors have caused this Deed to be executed this 22nd day of June, 1982

Allen Russell
ALLEN RUSSELL

Helen Russell
HELEN RUSSELL

BOOK 103 PAGE 089

EXHIBIT "A"

LODE CLAIMS

NAME OF CLAIM	DATE OF LOCATION	DATE OF RECORDATION	LOCATOR	RECORDED IN THE OFFICE OF THE EUREKA COUNTY, NEVADA		BLM NML #
				RECORDED AT		
				BOOK	PAGE	
Tina #1	9/7/59	10/7/59	Williams & D. A. Parker	K	189	19761
Tina #2	8/15/61	10/16/61	D. A. Parker	K	344	19762
Hope #1	9/7/59	10/1/59	Williams & D. A. Parker	K	188	19757
Hope #2	9/7/59	10/20/59	" "	K	190	19758
Hope #3	9/30/59	10/14/59	" "	K	189	19759
Hope #4	9/30/59	10/26/59	" "	K	190	19760

RECORDED AT REQUEST OF
Michael Roper
BOOK 103 PAGE 86

82 JUL 6 AM 11:50

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
WILLIS A. V. PAUL, RECORDER
FILE NO. 84471
FEE \$ 8.00

BOOK 103 PAGE 090