

QUITCLAIM DEED AND ASSIGNMENT OF RIGHTS

THIS INDENTURE is made and entered into as of this 20 day of August, 1982, by ROY L. ASH and his wife, LILA M. ASH, collectively as "GRANTOR" and "ASSIGNOR;" in favor of, and for the benefit of, ELKO LAND AND LIVESTOCK COMPANY, a Nevada corporation, P.O. Box 979, Carlin, Nevada, 89822, as "GRANTEE" and "ASSIGNEE;"

W I T N E S S E T H:

WHEREAS GRANTOR and ASSIGNOR previously may have held real property interests, including interests in mineral rights appurtenant thereto, in and to a large tract of land and other scattered parcels within the counties of Elko, Eureka and Lander, State of Nevada; and

WHEREAS it is the intention of the GRANTOR and ASSIGNOR to sell, assign, transfer and convey all of GRANTOR and ASSIGNOR's remaining real property interests of whatever kind and nature, if any, to the GRANTEE and ASSIGNEE, including, but not limited to, all surface estates, mineral estates, geothermal rights, royalty rights, water rights, remainders, reversions, options and contractual rights to receive interests in real property, within the counties of Elko, Eureka and Lander, State of Nevada, except those interests specifically excepted or reserved herein.

BOOK 104 PAGE 421

NOW THEREFORE, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the GRANTOR and ASSIGNOR, the GRANTOR and ASSIGNOR intends to, and does hereby, remise, release, quitclaim, convey and assign unto the GRANTEE and ASSIGNEE, forever, all of GRANTOR and ASSIGNOR's right, title and interest in and to all real property rights and rights associated therewith and appurtenant thereto, for any and all real property, within the counties of Elko, Eureka and Lander, State of Nevada, including geothermal rights, royalty rights, water rights, remainders, reversions, options and contractual rights to receive any such interests in real property all within the above-named counties, except as specifically excepted or reserved herein, and specifically including all interests of the GRANTOR and ASSIGNOR in and to the following particularly described lands within Elko and Eureka counties, Nevada:

Township 29 North, Range 51 East, M.D.B.&M.:

Section 11: All

Township 28 North, Range 52 East, M.D.B.&M.:

Section 1: N $\frac{1}{2}$

Section 11: Lots 1, 2, 3, 4 and 5; SW $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$

Township 29 North, Range 52 East, M.D.B.&M.:

Section 5: W $\frac{1}{2}$

Section 11: All

Section 27: All

Township 37 North, Range 49 East, M.D.B.&M.:

Section 24: E $\frac{1}{2}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$
Section 25: S $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 36: S $\frac{1}{2}$ NE $\frac{1}{4}$

Township 37 North, Range 50 East, M.D.B.&M.:

Section 18: Lot 4; SE $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 19: Lots 1, 2, 3 and 4; NW $\frac{1}{4}$ NE $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$
Section 20: SW $\frac{1}{4}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ SW $\frac{1}{4}$
Section 28: NE $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 29: S $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$
Section 30: Lots 2, 3 and 4; S $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$
Section 31: Lot 1; N $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$

Township 31 North, Range 51 East, M.D.B.&M.:

Section 5: All
Section 9: NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$

TOGETHER WITH all rights in and to that Sub-Lease Agreement dated April 22, 1968 between the GRANTOR and Charles B. Thornton, as Lessors, and Newmont Exploration Limited, as Lessee, pertaining to rights in certain mining claims contained in Sections 2, 3 and 10 of Township 36 North, Range 49 East, M.D.B.&M., Elko County, Nevada, and any extensions, renewals or new agreements covering the subject mining claims.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

EXCEPTING AND RESERVING unto the GRANTOR and ASSIGNOR any mineral interest, lease rights or other interest of the GRANTOR and ASSIGNOR in and to the following described lands, or rights associated with, or appurtenant to, the following described lands as previously reserved or retained by GRANTOR and ASSIGNOR.

Township 34 North, Range 51 East, M.D.B.&M.:

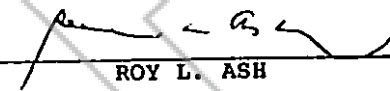
Section 35: Lots 1, 2, 4, 5, 7, 8, 9, 10, 11;
E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$;
E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$
Eureka County, Nevada

FURTHER, the GRANTOR and ASSIGNOR agrees to execute such other documents and perform such other acts as may be necessary or desirable to effectuate the intent of this conveyance and assignment.

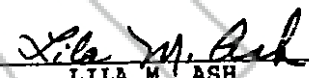
TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the GRANTEE and ASSIGNEE, and to its successors and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR and ASSIGNOR has executed this instrument as of the day and year first hereinabove written.

GRANTOR and ASSIGNOR:



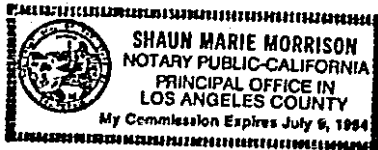
ROY L. ASH



LILA M. ASH

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

On this 17th day of August, 1982, personally
appeared before me, a notary public, ROY L. ASH, who acknowledged
to me that he executed the above instrument.



Shaun Marie Morrison
NOTARY PUBLIC

My commission expires: July 9, 1984

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

On this 17th day of August, 1982, personally
appeared before me, a notary public, LILA M. ASH, who acknowledged
to me that she executed the above instrument.



Shaun Marie Morrison
NOTARY PUBLIC

My commission expires: July 9, 1984

RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO.
BOOK 104 PAGE 421

82 AUG 20 P 4: 17

OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
WILLIS A. OLPAULT-RECORDER
FILE NO. 85166
FEE \$ 8.00

-5-

kt:8/16/82
#2098(C) A5-9

BOOK 104 PAGE 425