

DEED, ASSIGNMENT AND BILL OF SALE

THIS DEED, ASSIGNMENT AND BILL OF SALE, to be effective as of the 1st day of June, 1984, is by and between The Petrol Oil and Gas Corporation, a Montana corporation, successor by amalgamation to Universal Gas (Montana) Inc., whose address is 706 - 7th Ave. S.W., Calgary, Alberta, Canada T2P 021 ("Grantor"), and NICOR Mineral Ventures Inc., an Illinois corporation, whose principal place of business is 4949 South Syracuse Street, Suite 4200, Denver, Colorado 80237 ("Grantee").

RECITALS:

1. Grantor is the record owner in fee of an undivided fifty percent (50%) interest in certain unpatented mining claims and of a leasehold interest in certain patented and unpatented mining claims, all in Eureka County, Nevada, as more particularly described in Schedule I attached hereto and incorporated by reference herein (the "Property"), and an undivided fifty percent (50%) interest in certain personal property located on the Property, as described in Schedule II attached hereto and incorporated by reference herein (the "Mill").

2. Grantor desires to convey to Grantee all of Grantor's interest in and to the Property and the Mill.

NOW, THEREFORE, for Ten Dollars, in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, transfers, assigns and conveys unto Grantee, its successors and assigns, all of Grantor's right, title, interest, possession, claim, and demand, whatsoever, in and to the Property, and the Mill, howsoever created, reserved or granted, and all interest in and to the Property, and the Mill, hereafter created, reserved, granted or acquired by or to Grantor, its individual venturers, its or their successors or assigns, together with all and singular the mines, minerals, lodes, veins, dips, spurs, angles, tenements, hereditaments, rights, privileges, and appurtenances to the Property belonging, or in anywise appertaining, without condition or qualification.

TO HAVE AND TO HOLD, all and singular the interests herein assigned unto Grantee, its successors and assigns, forever.

This Deed, Assignment and Bill of Sale is made and delivered pursuant to the Venture Agreement of June 1, 1984 between Grantor, et al. and Grantee and is subject to the terms and conditions thereof.

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SCHEDULE I

To Deed, Assignment and Bill of Sale of June 1, 1984
 between
 THE PETROL OIL AND GAS CORPORATION
 and
 NICOR MINERAL VENTURES INC.

The Property consists of an undivided fifty percent (50%) fee and leasehold interest in the following patented and unpatented mining claims, all generally located in Sections 1, 2, 10, 11 and 12 of Township 35 North, Range 50 East, M.D.B.&M., Lynn Mining District, Eureka County, Nevada:

1. Patented claims subject to a Lease and Option dated October 1, 1978 by and between Earl A. Poulsen and Goldie M. Poulsen, his wife, and Polar Resources Co., a memorandum of which is recorded in Book 66 at Page 401 of the Eureka County, Nevada records.

<u>Claim</u>	<u>United States Patent No.</u>	<u>United States Survey No.</u>
Big Six #3	783757	4332
Holt	881735	4422
July	935874	4528
Great Divide	945439	4393
Bald Eagle	046758	4927

2. Unpatented mining claims subject to a Lease and Option Agreement dated July 8, 1970 between Bullion Monarch Company and Ronald V. Murphy and Beulah K. Murphy, recorded in Book 71 at Page 429 of the Eureka County, Nevada records.

<u>Claim</u>	<u>Location Certificate Recording Data</u>		<u>BLM Serial Number(s)</u>
	<u>Book</u>	<u>Page</u>	
Hill Top	10	104	N-MC-11231
Hill Top #1	10	106	N-MC-11232
Hill Top #2	10	108	N-MC-11233
Hill Top Fraction	10	110	N-MC-11234
Hill Top #1 Fraction	10	112	N-MC-11235
Hill Top #2 Fraction	9	484	N-MC-11228

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<u>Claim</u>	<u>Location Certificate Recording Data</u>		<u>BLM Serial Number(s)</u>
	<u>Book</u>	<u>Page</u>	
Hill Top #3 Fraction	9	486	N-MC-11229
Hill Top #4 Fraction	9	488	N-MC-11230

3. Unpatented mining claims subject to a Lease and Option dated August 13, 1969 by and between R. D. Rubricht and Mary Jo Rubricht, his wife, and Fred Kurtz and Bullion Monarch Company recorded in Book 71 at Page 433 of the Eureka County, Nevada records.

<u>Claim</u>	<u>Location Certificate Recording Data</u>		<u>BLM Serial Number(s)</u>
	<u>Book</u>	<u>Page</u>	
The Sunday	H	126	--
Badger	H	259	N-MC-11243
Badger #1	H	260	N-MC-11244
Unity #1	H	247	N-MC-11240
Unity #2	H	248	N-MC-11241
Junction	H	330	N-MC-11445
Compromise #4	H	261	N-MC-11245
Compromise #5	H	262	N-MC-11442
Compromise #6	H	262	N-MC-11443
Compromise #7	H	263	N-MC-11444
Lamira	H	259	N-MC-11242

4. The following unpatented mining claims, the interests in which are owned in fee by Seller:

<u>Claim</u>	<u>Location Certificate Recording Data</u>		<u>BLM Serial Number(s)</u>
	<u>Book</u>	<u>Page</u>	
Joe	73	367	N-MC-92823
Don	73	368	N-MC-92824
Big Jim	0	45	N-MC-11196
Big Jim #1	0	46	N-MC-11197
Big Jim #2	0	47	N-MC-11198
Big Jim #3	0	48	N-MC-11199
Big Jim #4	0	49	N-MC-11200
Big Jim #5	0	50	N-MC-11201
Big Jim #6	0	51	N-MC-11202
Big Jim #7	0	52	N-MC-11203
Big Jim #8	0	53	N-MC-11204
Big Jim #9	0	54	N-MC-11205

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Claim	Location Certificate Recording Data		BLM Serial Number(s)
	Book	Page	
Big Jim #10	0	55	N-MC-11206
Big Jim #11	0	56	N-MC-11207
Big Jim #12	0	57	N-MC-11208
Big Jim #13	0	58	N-MC-11209
Big Jim #14	0	59	N-MC-11210
Big Jim #15	0	60	N-MC-11211
Big Jim #16	0	61	N-MC-11212
Big Jim #17	0	62	N-MC-11213
Big Jim #18	0	63	N-MC-11214
Big Jim #19	0	64	N-MC-11215
Big Jim #20	0	65	N-MC-11216
Big Jim #21	0	66	N-MC-11217
Big Jim #22	0	67	N-MC-11218
Big Jim #23	0	68	N-MC-11219
Big Jim #24	0	69	N-MC-11220
Big Jim #25	0	70	N-MC-11221
Big Jim #26	0	71	N-MC-11222
Big Jim #27	0	72	N-MC-11223
Big Jim #28	0	73	N-MC-11224
Big Jim #29	0	74	N-MC-11225
Big Jim #30(MS)*	71	111	N-MC-72757
Big Jim #31(MS)*	71	112	N-MC-72758
Cracker Jack	0	23	N-MC-11174
Cracker Jack #1	0	24	N-MC-11175
Cracker Jack #2	0	25	N-MC-11176
Cracker Jack #3	0	26	N-MC-11177
Cracker Jack #4	0	27	N-MC-11178
Cracker Jack #5	0	28	N-MC-11179
Yellow Rose #6	--	--	--
Yellow Rose #7	--	--	--
Yellow Rose #8	0	31	N-MC-11182
Yellow Rose #9	0	32	N-MC-11183
Yellow Rose #10	0	33	N-MC-11184
Yellow Rose #11	0	34	N-MC-11185
Yellow Rose #12	0	35	N-MC-11186
Yellow Rose #13	0	36	N-MC-11187
Yellow Rose #14	0	37	N-MC-11188
Yellow Rose #15	0	38	N-MC-11189
Yellow Rose #16	0	39	N-MC-11190
Yellow Rose #17	0	40	N-MC-11191
Yellow Rose #18	0	41	N-MC-11192
Yellow Rose #19	0	42	N-MC-11193
Yellow Rose #20	0	43	N-MC-11194
Yellow Rose #21	0	44	N-MC-11195
Polar #1	54	385	N-MC-11154
Polar #2	54	386	N-MC-11155
Polar #3	54	387	N-MC-11156
Polar #4	54	388	N-MC-11157

<u>Claim</u>	<u>Location Certificate Recording Data</u>		<u>BLM Serial Number(s)</u>
	<u>Book</u>	<u>Page</u>	
Polar #5	54	389	N-MC-11158
Polar #6	54	390	N-MC-11159
Polar #7	54	391	N-MC-11160
Polar #8	54	392	N-MC-11161
Polar #9	54	393	N-MC-11162
Polar #10	54	394	N-MC-11163
Polar #11	54	395	N-MC-11164
Polar #12	54	396	N-MC-11165
Polar #13	54	397	N-MC-11166
Polar #14	54	398	N-MC-11167
Polar #15	54	399	N-MC-11168
Polar #16	54	400	N-MC-11169
Polar #17	54	401	N-MC-11170
Polar #18	54	402	N-MC-11171
Polar #19	54	403	N-MC-11172
Polar #20	54	404	N-MC-11173
RJV	62	318	N-MC-13741
Paragon	--	--	--
Paragon #1	N	216	N-MC-11237
Paragon #2	N	217	N-MC-11238
Paragon #3	N	218	N-MC-11239
Paragon Fraction	N	215	N-MC-11236

5. The following unpatented millsite claims, the interests in which are owned in fee by Seller:

<u>Claim</u>	<u>Location Certificate Recording Data</u>		<u>BLM Serial Number(s)</u>
	<u>Book</u>	<u>Page</u>	
Bullion #1(MS)*	70	563	N-MC-72752
Bullion #2(MS)*	70	564	N-MC-72753
Bullion #3(MS)*	70	565	N-MC-72754
Bullion #4(MS)*	70	566	N-MC-72755
Bullion #5(MS)*	70	567	N-MC-72756

* (MS) - Millsite Claim

SCHEDULE II

To Deed, Assignment and Bill of Sale of June 1, 1984
 between
 THE PETROL OIL AND GAS CORPORATION
 and
 NICOR MINERAL VENTURES INC.

THE MILL

The Mill consists of all equipment and personal property presently on the Property, including the following:

<u>Fixed Machinery & Equipment</u>			
<u>Type, Model and Mfg.</u>	<u>Size</u>	<u>Year</u>	
1. One Beall Steel Pipe Bin, ore	12 x 12	1979	
2. One Dorrco duplex Classifier	8 x 25		
3. One Dayton Blower with motor	18 1/4'	1979	
4. Galigher Agitair Conditioner (One)	5 x 5		
5. Channel Conveyor (One)	24" x 29'		
6. One Flat Belt Conveyor	24" x 21'		
7. One Channel Conveyor	24" x 52'		
8. One Channel Conveyor	24" x 75'		
9. One Channel Conveyor	24" x 20'		
10. One Channel Conveyor	24" x 84'		
11. One ElJay Rollercone Crusher	36'	1979	
12. One U.S. Gen. Systems Generator	30KW	1979	
13. One Beall Steel Pipe Grizzley	6 x 12	1979	
14. One Eimco Mill ball			
15. One Marcy Mill tube	5 x 20		
16. One G.E. Motor, electric	100 HP		
17. One Galigher 3VRG200 Pump	3 x 4	1979	
18. One Ing. Rand Model A Pump	1 1/2		
19. One F.M. Centrifugal Pump	3 x 4		
20. One Denver Model E Disphram Pump	4"		
21. One ElJay L-481 Screen	4 x 8	1979	
22. Three Derrick Model J Screens		1979	
23. One Reduced voltage Starter	60 HP		
24. One Beall Steel Pipe Tank	20 x 20	1979	
25. One Beall Steel Pipe Tank	50 x 10	1979	
26. Two Beall Steel Pipe Tanks	13'9" x 15	1979	
27. Two Beall Steel Pipe Tanks	14 x 30	1979	
28. One Air Receiver Tank	36" x 80"		
29. One Fuel Tank with stand	2000 Gallon	1979	
30. Two Fuel Tanks	10,000 Gallon		
31. One Denver Deco Thickener	50 x 10		

32.	One Universal Wobler Feeder	48" x 13'6"	
33.	Two D342C Caterpillar Generators		
34.	One General Electric Switchboard	4 panel	
35.	One Scrubber		1979
36.	One Fiberglass Round Tank	4' x 8'	1979
37.	One Fiberglass Cone Bottom Round Tank	4' x 6'	1979
38.	One LeRoi-Deutz Diesel Compressor		
39.	One Dayton 3HP Electric Compressor		1980
40.	One Techweigh Scale (Belt)	24"	1980
41.	One Rite 420M BTU Roller		1980
42.	Three Shaw Box Hoists (Trolley)	1/2T	1980
43.	One McCulloch Generator	Mite E Mite	1980

Mobile Equipment - Unlicensed

1.	One Huber HG 114 Grader Motor		
2.	One Utility Trailer, Honda.	4 x 7	1973

Portable Equipment

1.	One McFarlane Eggers Grinder, sample		
2.	One Modern Machinery Fire Pump	1 Cyl.	
3.	One Emerson Model M resuscitator		
4.	One Marcy W/SS Density Scale		1979
5.	One Newark Standart Sieve		
6.	One Model 1100D Steam Cleaner		1979
7.	One Lincoln SA 200F163 Welder (portable)	250A	

RECORDED AT REQUEST OF
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OFFICIAL RECORDS
SUIPERA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. 96242
PAGE 13.00

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