

117489

SPECIAL WARRANTY DEED

THIS DEED, dated the 28th day of August, 1986, by and between Windfall Venture, a Colorado general partnership, whose address is P.O. Box 2183, Grand Junction, Colorado, 81502, (the "Grantor") and Norse Minerals, Inc., a Texas Corporation, whose address is 550 Westlake Park Boulevard, Suite 220, Houston, Texas 77079 ("Grantee").

The Grantor, 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, hereby grants, bargains, sells, transfers, and conveys unto Grantee, its successors and assigns, all of Grantor's right, title, interest, possession, claim, and demand, whatsoever, subject, however, to the reservations specified below, in and to the patented and unpatented lode mining claims and unpatented mill site claims located within the Eureka Mining District, Eureka County, Nevada, as more particularly described in Schedule I attached hereto and by this reference made a part hereof (the "Property"), and all interest in and to the Property hereafter acquired by Grantor, its successors or assigns, together with all and singular the mines, minerals, lodes, veins, dips, spurs, angles, tenements, hereditaments, rights, privileges, and appurtenances to the same belonging, or in anywise appertaining, without condition or qualification, except as to the conveyances and reservations of royalties as described below.

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

Grantor warrants and represents that it has not assigned or conveyed its interest or any of its rights in and to the Property to any other party and that Grantor will defend title to the Property against, but only against, any persons claiming the whole or any part of the Property by, through or under Grantor, excepting only the royalty interests created pursuant to the following Deeds (all recording information refers to the official records in the office of the Recorder of Eureka County, Nevada):

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.

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.

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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.

D. "Royalty Deed" from Windfall Venture to St. James Holdings, LTD. Dated August 31, 1980 and recorded in Book 90 at Pages 311-317, inclusive.

E. "Partial Relinquishment, Release and Reduction of Overriding Royalty" between the Idaho Shareholders and Western-Windfall, LTD. dated August 17, 1982, recorded in Book 114 at Pages 464-466 inclusive.

F. "Partial Relinquishment, Release and Reduction of Overriding Royalty" between St. James Holdings, LTD. and Western-Windfall, LTD. dated August 17, 1982, recorded in Book 114 at Pages 462 & 463.

G. "Royalty Deed" dated August 24, 1982 from St. James Holdings, LTD. to Windfall Venture, recorded in Book 114 at Pages 049 through 055, inclusive.

H. "Royalty Deed" from Windfall Venture to W. L. Wilson, Kenneth E. Johnson, Robert G. Wilson and Chan Edmonds, dated September 8, 1983 and recorded in Book 114 at Pages 056 to 063, inclusive.

I. "Royalty Deed" from W. L. Wilson to William Brent Wilson and Suzanne Kelly Wilson dated September 8, 1983 and recorded in Book 114 at Pages 064 through 071, inclusive.

J. "Royalty Deed" from W. L. Wilson to John N. Besic, trustee for the benefit of Juliet Ross Wilson and Hollis Carolyn Wilson, dated September 8, 1983 and recorded in Book 114 at Pages 056 through 063, inclusive.

K. "Supplemental Royalty Deed" dated May 24, 1984 from Windfall Venture to JoAnn K. Wilson, W. L. Wilson and Joan Wilson, dated May 24, 1984 and recorded in Book 123 at Pages 262 through 265, inclusive.

L. "Supplemental Royalty Deed" dated May 24, 1984 from Windfall Venture to Kenneth E. Johnson et al and recorded in Book 129 at Pages 066 through 070, inclusive.

M. "Supplemental Royalty Deed" dated October 11, 1984, from Windfall Venture to Jo Ann K. Wilson et al, and recorded in Book 129 at Pages 071 through 074, inclusive.

N. "Supplemental Royalty Deed" dated October 11, 1984 from Windfall Venture to Kenneth E. Johnson, et al and recorded in Book 129 at Pages 075 through 078, inclusive.

O. "Special Warranty Deed" from Walter A. Paroni and Genevieve M. Paroni to Windfall Venture, dated January 28, 1981 and recorded in Book 92 at Pages 3 through 5, inclusive.

Except for the Special Warranty of title specified above Grantor makes no other warranties of title, express or implied.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first set forth above.

WINDFALL VENTURE,
a Colorado general partnership

By William L. Wilson
William L. Wilson, Managing
Partner

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

On the 28th day of August, 1986, by William L. Wilson, a General Partner of Windfall Venture, who, being duly sworn, acknowledged that he executed the foregoing instrument on behalf of Windfall Venture, for all of the purposes herein mentioned.

Witness my hand and official seal.



Commission expires April 3, 1988

J. K. [Signature]
Notary Public

Address: 629 Sage Court
Grand Junction, CO 81526

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SCHEDULE I
TO
SPECIAL WARRANTY DEED

The following patented lode mining claims, and unpatented lode mining claims, situate in Township 17 North, Range 53 East; Township 18 North, Range 53 East; MDB&M; County of Eureka, State of Nevada:

1. Patented Lode Mining Claim: That certain patented lode mining claim, the name of which together with the U. S. Mineral Survey Number is as follows:

<u>CLAIM NAME</u>	<u>U. S. MINERAL SURVEY NUMBER</u>	<u>PATENT NUMBER</u>
JIM CROW	3705	242462
JIM CROW FRACTION	3705	242462
SOUTHERN CROSS	3705	242462
ELMER	3705	242462
ELMER FRACTION	3705	242462
WINDFALL	3705	242462
WINDFALL FRACTION	3705	242462
"2G"	3705	242462
MAY	3705	242462
MAY FRACTION	3705	242462
WINDFALL EXTENSION FRACTION	4537	916505
RUSTLER NO. 1	4537	916505
RUSTLER NO. 2	4537	916505

2. Unpatented Lode Mining Claims: Those certain unpatented lode mining claims, the names of which together with the book and page of the location certificates thereof, are, respectively, 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>BLM SERIAL NO.</u>	<u>EUREKA COUNTY RECORDATION DATA</u>	
		<u>BOOK</u>	<u>PAGE</u>
W 1	NMC 123123	26 O.R.	101-102
W 2	NMC 123124	26 O.R.	103-104
W 3	NMC 123125	26 O.R.	105-106
W 4	NMC 123126	26 O.R.	107-108
W 5	NMC 123127	26 O.R.	109-110
W 7	NMC 123128	26 O.R.	111-112
W 8	NMC 123129	26 O.R.	113-114
W 11	NMC 123130	43	077
F 12	NMC 123131	26	115-116
W 13	NMC 123132	26	117-118

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W 17	NMC 123133	26 O.R.	119-120
W 19	NMC 123134	43 O.R.	078
W 20	NMC 123135	33 O.R.	105
W 30	NMC 123143	43 O.R.	079
W 31	NMC 123144	43 O.R.	080
W 32	NMC 123145	43 O.R.	081
W 33	NMC 123146	43 O.R.	082
W 34	NMC 123147	43 O.R.	083
W 101	NMC 169094	88 O.R.	149
W 103	NMC 169096	88 O.R.	151
GOLD	NMC 123148	K-O.D.M.L.	100
GOLD #1	NMC 123149	K-O.D.M.L.	101
SUMMIT	NMC 123150	25 O.R.	300
RED IRON	NMC 123151	25 O.R.	302
JOHNNIE	NMC 123152	25 O.R.	301
PEARL	NMC 99261	H-M.L.	261
NELLIE	NMC 99262	H-M.L.	262
W W #4	NMC 258400	107 O.R.	183
RAMBLER #1	NMC 123153	H-O.D.M.L.	328
RAMBLER #2	NMC 123154	H-O.D.M.L.	329
SADIE 2	NMC 123157	47 O.R.	79
IM 1	NMC 153805	81 O.R.	258
IM 2	NMC 153806	81 O.R.	259
IM 3	NMC 153807	81 O.R.	260
IM 4	NMC 153808	81 O.R.	261
IM 5	NMC 153809	81 O.R.	262
IM 13	NMC 153817	81 O.R.	270
IM 14	NMC 153818	81 O.R.	271
IM 15	NMC 153819	81 O.R.	272
IM 16	NMC 153820	81 O.R.	273
IM 17	NMC 153821	81 O.R.	274

W-200	NMC 326946	131 O. R.	462
W-201	NMC 326947	131 O. R.	463
W-202	NMC 326948	131 O. R.	464
W-203	NMC 326949	131 O. R.	465
W-204	NMC 326950	131 O. R.	466
W-205	NMC 326951	131 O. R.	467
W-206	NMC 326952	131 O. R.	468
W-207	NMC 326953	131 O. R.	469
W-208	NMC 326954	131 O. R.	470

3. Millsite Claims: Those certain unpatented millsite claims, the names of which, together with the pertinent recording data, are as follows:

Eureka County Recordation Data

<u>Claim Name</u>	<u>Book</u>	<u>Page</u>	<u>BLM No.</u>
MS-1-5	47 O. R.	580-584	NMC 123164-123168
MS-6	50 O. R.	580-584	NMC 123169
MS-7, 8	47 O. R.	580-584	NMC 123170-123171
MS-9, 12	50 O. R.	005-008	NMC 123172-123175
MS-13	51 O. R.	572	NMC 123176
MS-13A	56 O. R.	399	NMC 123177
MS-14-21	56 O. R.	400 - 407	NMC 123178-123185
MS-22-27	Not yet recorded		

RECORDED AT THE REQUEST OF
Norse Minerals, Inc.
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OFFICIAL RECORDS
 EUREKA COUNTY, NEVADA
 MIN. RECALL ATTL. RECORDER
 FILE NO. 112489
 FEE \$ 10.00