

DOCUMENTARY TRANSFER TAX 126219  
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR  
 COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING THEREON  
AT TIME OF TRANSFER

126219

SPECIAL WARRANTY DEED

THIS DEED, dated this the 23rd day of November, 1988, by and between Norse Minerals, Inc., a Texas corporation, whose address is 550 Westlake Park Boulevard, Suite 220, Houston, Texas 77079 (the "Grantor") and Eureka Ventures, a Texas joint venture, whose address is 550 Westlake Park Boulevard, Houston, Texas 77079 (the "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 (1) that it has not assigned or conveyed its interest or any of its rights in and to the Property to any other party except for the Deed of Trust dated August 27, 1986 recorded on September 8, 1986 in Book 148, Official Records, Page 353, as File #104682, in the Office of the Eureka County Recorder, Eureka, Nevada, and (2) 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 Deeds described in Special Warranty Deed dated August 28, 1986 from Windfall Venture to Grantor recorded in Book 175, Official Records, Page 083, as File #117489, in the office of the Eureka County Recorder, Eureka County, Nevada.

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

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

NORSE MINERALS, INC.,  
a Texas corporation

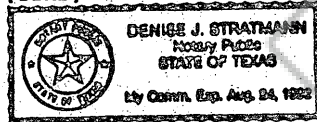
By: *R.L. Duncan*

Name: R.L. Duncan  
Title: Attorney in Fact

STATE OF TEXAS     §  
                              §  
COUNTY OF HARRIS   §

On the 23rd day of November, 1988, by R.L. Duncan, the Attorney in Fact of Norse Minerals, Inc., who, being duly sworn, acknowledged that he executed the foregoing instrument on behalf of Norse Minerals, Inc., for all of the purposes herein mentioned.

[SEAL]



*Denise J. Strathmann*  
Notary Public in and for  
The State of Texas

Printed or Stamped Name of Notary

My Commission Expires: \_\_\_\_\_

Address: Three Riverway, Suite 700  
Houston Texas 77056

B21773/110988

RETURN TO: ELLEN LAIN  
SCHLANGER, COOK,  
MILLS & GROSSBERG  
5847 SAN FELIPE, SUITE 1700  
HOUSTON, TEXAS 77057

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EXHIBIT "A"

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&H, County of Eureka, State of Nevada:

1. Patented Lode Mining Claims: That certain patented lode mining claims, 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
W 12	NMC 123131	26	115-116
W 13	NMC 123132	26	117-118



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 21	NMC 123136	33 O.R.	106
W 22	NMC 123137	33 O.R.	107
W 23	NMC 123138	33 O.R.	108
W 24	NMC 123139	33 O.R.	109
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 123140	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-R.L.	261
NELLIE	NMC 99262	H-R.L.	262
W W #4	NMC 258400	107 O.R.	183
RAMBLER #1	NMC 123153	H-O.D.M.L.	320
RAMBLER #2	NMC 123154	H-O.D.M.L.	329
SADIE 2	NMC 123157	47 O.R.	79
IM 1	NMC 153005	81 O.R.	258
IM 2	NMC 153006	81 O.R.	259
IM 3	NMC 153007	81 O.R.	260
IM 4	NMC 153008	81 O.R.	261
IM 5	NMC 153009	81 O.R.	262
IM 13	NMC 153017	81 O.R.	270
IM 14	NMC 153018	81 O.R.	271
IM 15	NMC 153019	81 O.R.	272
IM 16	NMC 153020	81 O.R.	273
IM 17	NMC 153021	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 123172-123173
MS-13	51 O. R.	572	NMC 123176
MS-13A	56 O. R.	398	NMC 123177
MS-24-21	56 O. R.	400 - 407	NMC 123170-123183

WATER RIGHTS

Water rights situated in Eureka County, Nevada, described by Nevada Permit Number and description of source of water.

<u>Permit No.</u>	<u>Certificate No.</u>	<u>Description</u>
27621	10082	Hurray Springs
28690	10084	Mitchell Springs
29525	10088	Hoosac Springs
29526	10089	Gibellini Springs
29570	9593	Beveridge Springs No. 1

RECORDED AT THE REQUEST OF

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*Norse Minerals*

89 JAN 26 AM '08

OFFICIAL RECORDS  
EUREKA COUNTY, NEVADA  
M. M. RED-LEAF, RECORDER  
FILE NO. 126219 FEE \$ 10.00

126219

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