

132430

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, ECHO BAY EXPLORATION INC., a Delaware corporation, whose address is 370 Seventeenth Street, Suite 4050, Denver, Colorado 80202 and THE 25 RANCH VENTURE, a venture consisting of Western States Minerals Corporation, a Utah corporation, and Echo Bay Exploration Inc., as all of its venturers ("Grantor"), whose address is 370 Seventeenth Street, Suite 4050, Denver, Colorado 80202, hereby grants, bargains, sells, conveys, transfers, assigns and delivers to The ROCK CREEK VENTURE, a venture consisting of Western States Minerals Corporation and Echo Bay Exploration Inc., as all of its venturers ("Grantee"), whose address is 370 Seventeenth Street, Suite 4050, Denver, Colorado 80202 the following:

a. All metals, ores and minerals of every kind and character whatsoever, precious and base, metallic and non-metallic, which are or may hereafter be found or situate in, on or under those lands described on page A-1 of Exhibit A hereto, including, but in no way limited to, gold, silver, bariet, coal, oil, gas, associated hydrocarbon substances and geothermal resources.

b. The unpatented mining claims described on pages A-2 through A-5 of Exhibit A hereto.

TOGETHER WITH all and singular the rights, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining and together with all lodes, ledges, veins and mineral bearing rock, both known and unknown, lying within the boundaries of the subject claims, together with all dips, spurs, and angles, and all the ores, mineral-bearing quartz, rock and earth or other deposits therein or thereon, and all of the rights, privileges and franchises thereto incident, and all and singular the tenements and hereditaments thereunto or in anywise appertaining, and the rents, issues and profits thereof; and also all the estate, right title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of said Grantor, of, in or to the premises and every part and parcel thereof, including all after acquired title.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns forever.

THE GRANT OF THE fee lands made hereunder is subject to the terms and conditions of that Warranty Deed between The 25 Corporation, Inc. and Grantor, dated July 8, 1988, and recorded in the official records of the following Nevada counties:

County	Recording Date	Book/Page	Frame
Lander	7/18/88	316/119	-
Eureka	7/18/88	180/411	-
Elko	8/5/88	634/63	-
Humboldt	7/18/88	258/190	1-21

THIS DEED is given with full substitution and subrogation of Grantee in and to all covenants and warranties by others heretofore given or made with regard to the subject fee lands and unpatented mining claims or any part thereof, in addition to the warranties provided for by Section 111.170, Nevada Revised Statutes.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective this 1st day of March, 1990.

ATTEST:

SEAL
Affixed

Assistant Secretary

ATTEST:

SEAL
Affixed

Assistant Secretary

ATTEST:

Secretary

SEAL
AFFIXED

ECHO BAY EXPLORATION INC.

By Neil Muncaster
NEIL MUNCASTER (name)
Vice President

THE 25 RANCH VENTURE

By: ECHO BAY EXPLORATION INC.

By Neil Muncaster
NEIL MUNCASTER (name)
Vice President

WESTERN STATES MINERALS CORPORATION

By Arden B. Morrow
Arden B. Morrow, President

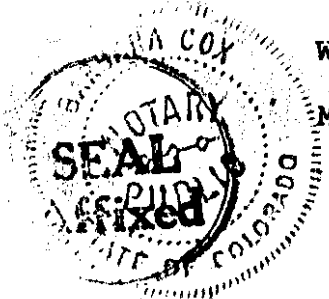
STATE OF COLORADO

COUNTY OF Denver

) ss.

On this 30 day of April, 1990 personally appeared before me, a notary public, Neil Muncester, personally known to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the above instrument on behalf of Echo Bay Exploration Inc., a Delaware corporation.

Witness my hand and official seal.

My commission expires: 8/9/92Barbara Cox
Notary Public

STATE OF COLORADO

COUNTY OF Jefferson

) ss.

On this 1st day of May, 1990 personally appeared before me, a notary public, Arden B. Morrow, personally known to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the above instrument on behalf of Western States Minerals Corporation, a Utah corporation.

Witness my hand and official seal.

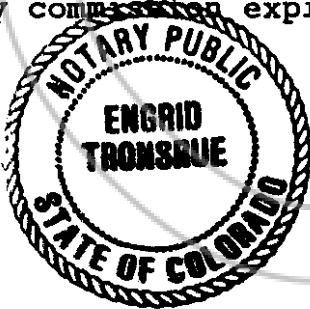
My commission expires: 1-18-94Engrid E. Tronsue
Notary Public

EXHIBIT A

The following lands located in Eureka and Lander Counties, Nevada:

Township 34 North, Range 47 East, Mt. Diablo Base & Meridian

Section 1: All

Section 11: All

Section 13: Lots 1 and 2 ($E1/2NE1/4$); $W1/2NE1/4$; $W1/2$

Section 23: Lots 1 and 2 ($S1/2SW1/4$); $N1/2SW1/4$; $N1/2$

Township 34 North, Range 48 East, Mt. Diablo Base & Meridian

Section 5: Lots 1, 2, 3 and 4 ($W1/2W1/2$); $E1/2W1/2$; $NE1/4$

Section 7: Lots 1, 2, 3 and 4 ($N1/2N1/2$); $S1/2N1/2$; $SW1/4$

The following unpatented lode mining claims located in Section 32, Township 35 North, Range 48 East, Mt. Diablo Base and Meridian, the Unknown Mining District, Eureka County, Nevada:

Eureka County Recording Information			
Claim Name	Book	Page	BLM Serial No.
ROGER #2	139	515	NMC-315520
ROGER #4	139	516	NCM-315521
ROGER #6	139	517	NCM-315522
ROGER #8	139	518	NCM-315523
ROGER #10	139	519	NCM-315524
ROGER #12	139	520	NCM-315525
ROGER #14	139	521	NCM-315526
ROGER #16	139	522	NCM-315527
ROGER #18	139	523	NCM-315528
ROGER #25	139	524	NCM-315529
ROGER #26	139	525	NCM-315530
ROGER #27	139	526	NCM-315531
ROGER #28	139	527	NCM-315532
ROGER #29	139	528	NCM-315533
ROGER #30	139	529	NCM-315534
ROGER #31	139	530	NCM-315535
ROGER #32	139	531	NCM-315536
ROGER #33	139	532	NCM-315537
ROGER #34	139	533	NCM-315538
ROGER #35	139	534	NCM-315539
ROGER #36	139	535	NCM-315540
ROGER #37	139	536	NCM-315541
ROGER #38	139	537	NCM-315542
ROGER #39	139	538	NCM-315543
ROGER #40	139	539	NCM-315544
ROGER #41	139	540	NCM-315545
ROGER #42	139	541	NCM-315546

EUREKA COUNTY CLAIM GROUP MAP DOCUMENT NO. 100627

The following unpatented lode mining claims located in Section 32, Township 35 North, Range 48 East, Mt. Diablo Base and Meridian, the Unknown Mining District, Lander County, Nevada:

Lander County Recording Information			
<u>Claim Name</u>	<u>Book</u>	<u>Page</u>	<u>BLM Serial No.</u>
ROGER #1	259	356	NMC-352213
ROGER #3	259	357	NMC-352214
ROGER #9	259	358	NMC-352215
ROGER #11	259	359	NMC-352216
ROGER #13	259	360	NMC-352217
ROGER #15	259	361	NMC-352218
ROGER #17	259	362	NMC-352219

LANDER COUNTY CLAIM GROUP MAP DOCUMENT NO. 130446

The following unpatented lode mining claims located in Sections 6 and 7, Township 34 North, Range 48 East, Mt. Diablo Base and Meridian, the Unknown Mining District, Lander County, Nevada:

Claim Name	Lander County Recording Information		BLM Serial No.
	Book	Page	
ROGER G 19	341	088	NMC-584173
ROGER G 20	341	089	NMC-584174
ROGER G 21	341	090	NMC-584175
ROGER G 22	341	091	NMC-584176
ROGER G 23	341	092	NMC-584177
ROGER G 24	341	093	NMC-584178
ROGER 43	341	094	NMC-584179
ROGER 44	341	095	NMC-584180
ROGER 45	341	096	NMC-584181
ROGER 46	341	097	NMC-584182
ROGER 47	341	098	NMC-584183
ROGER 48	341	099	NMC-584184

LANDER COUNTY MAP DOCUMENT NO. 163107

The following unpatented lode mining claims located in Sections 3, 4, 5, 8, 9 and 10, Township 34 North, Range 48 East, and Sections 32, 33 and 34, Township 35 North, Range 48 East, Mt. Diablo Base and Meridian, the Unknown Mining District, Eureka County, Nevada:

Eureka County Recording Information				
Claim Name	Book	Page	File No.	BLM Serial No.
RKS 1	206	582	131019	NMC-584137
RKS 2	206	583	131020	NMC-584138
RKS 3	206	584	131021	NMC-584139
RKS 4	206	585	131022	NMC-584140
RKS 5	206	586	131023	NMC-584141
RKS 6	206	587	131024	NMC-584142
RKS 7	206	588	131025	NMC-584143
RKS 8	206	589	131026	NMC-584144
RKS 9	206	590	131027	NMC-584145
RKS 10	206	591	131028	NMC-584146
RKS 11	206	592	131029	NMC-584147
RKS 12	206	593	131030	NMC-584148
RKS 13	206	594	131031	NMC-584149
RKS 14	206	595	131032	NMC-584150
RKS 15	206	596	131033	NMC-584151
RKS 16	206	597	131034	NMC-584152
RKS 17	206	598	131035	NMC-584153
RKS 18	206	599	131036	NMC-584154
RKS 19	206	600	131037	NMC-584155
RKS 20	207	001	131038	NMC-584156
RKS 21	207	002	131039	NMC-584157
RKS 22	207	003	131040	NMC-584158
RKS 23	207	004	131041	NMC-584159
RKS 24	207	005	131042	NMC-584160
RKS 25	207	006	131043	NMC-584161
RKS 26	207	007	131044	NMC-584162
RKS 27	207	008	131045	NMC-584163
RKS 28	207	009	131046	NMC-584164
RKS 29	207	010	131047	NMC-584165
RKS 30	207	011	131048	NMC-584166
RKS 31	207	012	131049	NMC-584167
RKS 32	207	013	131050	NMC-584168
RKS 33	207	014	131051	NMC-584169
RKS 34	207	015	131052	NMC-584170
RKS 35	207	016	131053	NMC-584171
RKS 36	207	017	131054	NMC-584172

EUREKA COUNTY MAP DOCUMENT NO. 131055

OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
BOOK 210 PAGE 544

Echo Bay Management
90 JUN -4 P2:03
Corp.

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEE \$ 13-

164491

132430

BOOK 210 PAGE 552

OFFICIAL RECORDS
LANDER CO. NEV
RECORD REQUESTED BY

Echo Bay Exploration Inc
90 MAY 29 P11 2:15

RAYE K. FAGG
RECORDER

FEE 13⁰⁰ DEP. *Ing*