

DEED TO ROYALTY INTERESTS

This Deed is made as of the 13th day of April, 1988, from Kenneth E. Johnson ("Grantor") whose address is P. O. Box 1965, Grand Junction, CO 81502, to Margaret E. Foster, Personal Representative of the Estate of William E. Foster, deceased ("Grantee"), whose address is 2679 Homestead Court, Grand Junction, CO 81506.

1. WHEREAS, Grantor received certain royalty interests by a Royalty Deed dated September 8, 1983, recorded September 15, 1983, in Book 114 at Page 56-63 of the Official Records of Eureka County, Nevada; Supplemental Royalty Deed dated May 24, 1984, recorded October 15, 1984, in Book 129 at Page 66-70 of the Official Records of said Eureka County; and a Supplemental Royalty Deed dated October 11, 1984, recorded October 15, 1984, in Book 129 at Page 75-78 of the Official Records of said Eureka County, Nevada (collectively, the "Royalty Deeds"), affecting the mining claims described on Exhibit A attached hereto and by reference incorporated herein.

2. WHEREAS the Royalty Deeds conveyed to Grantor 36.360% of the royalties specified in the Royalty Deeds, however the percentage royalty conveyed to Grantor by the Royalty Deeds was erroneously stated. The percentage of the total royalties conveyed to Grantor by the Royalty Deeds should have been 26.667%.

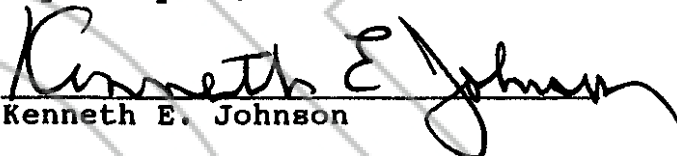
THEREFORE, for and in consideration of Ten Dollars (\$10.00) in hand and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby bargains, sells, and conveys to the Grantee and its successors and assigns 9.693% of the royalty and other interests specified in the Royalty Deeds in and to the mining claims described on the attached Exhibit A. Grantor acknowledges that subsequent to the execution and delivery of this Deed,

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of the 36.360% of the royalties specified in the Royalty Deeds which were previously vested of record in Grantor, as specified in paragraph 2 above, 26.667% is vested in Kenneth E. Johnson and 9.693% in the Estate of William E. Foster.

The percentage royalty referred to herein shall be applicable to either the two percent (2%) or three percent (3%) gross royalty, as the case may require, as reserved to the various Grantees of the Royalty Deeds, calculated as specified in the Royalty Deeds. This Deed shall be binding on Grantor, its successors and assigns, and shall inure to the benefit of Grantee and its successors and assigns.

Effective as of the 13th day of April, 1988.


Kenneth E. Johnson

ACKNOWLEDGEMENT

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

On the 13th day of April, 1988, personally appeared before me Kenneth E. Johnson, being by me duly sworn, says that he is the person who executed the within document.


Notary Public

**SEAL
Affixed**

Commission Expires:

June 21, 1990

EXHIBIT A TO
DEED TO ROYALTY INTERESTS

1. Patented Lode Mining Claims: Those certain patented lode mining claims, the names of which together with the U. S. Mineral Survey Number of each, are, respectively, as follows:

<u>Claim Name</u>	<u>U.S. Survey Mineral Survey No.</u>
Jim Crow	3705
Jim Crow Fraction	3705
Southern Cross	3705
Elmer	3705
Elmer Fraction	3705
Windfall	3705
Windfall Fraction	3705
"2G"	3705
May	3705
May Fraction	3705
Windfall Extension Fraction	4537
Rustler No. 1	4537
Rustler No. 2	4537
Rambler	239
Little Rosa	301

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 Location"; and the abbreviation "M.L." used below means "Mining Locations.")

<u>Claim Name</u>	<u>BLM Serial No.</u>	<u>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	26 O.R.	077
W-12	NMC 123131	43 O.R.	115-116
W-13	NMC 123132	26 O.R.	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-25	NMC 123140	33 O.R.	110
W-26	NMC 123141	33 O.R.	111
W-27	NMC 123142	33 O.R.	112
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-102	NMC 169095	88 O.R.	150
W-103	NMC 169096	88 O.R.	151
W-104	NMC 169097	88 O.R.	152
Gold	NMC 123148	K-O.D.M.L.	100
Gold No. 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
Doe Run No. 1	NMC 123121	35 O.R.	322
Doe Run No. 2	NMC 123122	35 O.R.	323
Pearl	NMC 99261	H-M.L.	261
Nellie	NMC 99262	H-M.L.	262
W W #4	NMC 258400	107 O.R.	183
J 1	NMC 153823	81 O.R.	312
J 2	NMC 153824	81 O.R.	313
J 3	NMC 153825	81 O.R.	314
J 4	NMC 153826	81 O.R.	315
J 5	NMC 153827	81 O.R.	316
J 6	NMC 153828	81 O.R.	317
J 7	NMC 153829	81 O.R.	318
J 8	NMC 153830	81 O.R.	319
J 9	NMC 153831	81 O.R.	320
J 10	NMC 153832	81 O.R.	321
J 11	NMC 153833	81 O.R.	322
J 12	NMC 153834	81 O.R.	323
J 13	NMC 153835	81 O.R.	324
J 14	NMC 153836	81 O.R.	325
J 15	NMC 153837	81 O.R.	326
J 16	NMC 153838	81 O.R.	327
J 17	NMC 153839	81 O.R.	328
J 18	NMC 153840	81 O.R.	329
J 19	NMC 153841	81 O.R.	330

J	20	NMC	153842	81	O.R.	331
J	21	NMC	153843	81	O.R.	332
J	22	NMC	153844	81	O.R.	333
J	23	NMC	153845	81	O.R.	334
J	24	NMC	160193	81	O.R.	361
J	25	NMC	160194	81	O.R.	362
J	26	NMC	160195	81	O.R.	363
J	27	NMC	160196	81	O.R.	364
J	28	NMC	160197	81	O.R.	365
J	29	Fraction	NMC 160198	81	O.R.	366
J	30	NMC	153846	81	O.R.	335
J	31	NMC	153847	81	O.R.	336
J	33	NMC	160199	84	O.R.	367
J	34	NMC	160200	84	O.R.	368
J	35	NMC	160201	84	O.R.	369
J	36	NMC	160202	84	O.R.	370
J	37	NMC	160203	84	O.R.	371
J	38	NMC	160204	84	O.R.	372
J	39	NMC	160205	84	O.R.	373
J	40	NMC	160206	84	O.R.	374
J	41	NMC	160207	84	O.R.	375
J	42	NMC	160208	84	O.R.	376
J	43	NMC	160209	84	O.R.	377
J	44	NMC	160210	84	O.R.	378
J	45	NMC	160211	84	O.R.	379
J	46	NMC	160212	84	O.R.	380
J	47	NMC	160213	84	O.R.	381
J	48	NMC	160214	84	O.R.	382
J	49	NMC	160215	84	O.R.	383
J	50	NMC	160216	84	O.R.	384
J	51	NMC	160217	84	O.R.	385
J	52	NMC	160218	84	O.R.	386
J	53	NMC	160219	84	O.R.	387
J	54	NMC	160220	84	O.R.	388
J	71	NMC	160221	84	O.R.	389
J	72	NMC	160222	84	O.R.	390
J	73	NMC	160223	84	O.R.	391
J	74	NMC	160224	84	O.R.	392
J	75	NMC	160225	84	O.R.	393
J	76	NMC	160226	84	O.R.	394
J	81	NMC	160227	84	O.R.	395
J	82	NMC	160228	84	O.R.	396
J	83	NMC	160229	84	O.R.	397
J	84	NMC	160230	84	O.R.	398
F	1	NMC	123071	34	O.R.	528
F	2	NMC	123072	34	O.R.	508-509
F	3	NMC	123073	34	O.R.	529
F	4	NMC	123074	34	O.R.	510-511
F	5	NMC	123075	34	O.R.	530
F	6	NMC	123076	34	O.R.	512-513

F	7	NMC 123077	34 O.R.	531
F	8	NMC 123078	34 O.R.	514-515
F	9	NMC 123079	34 O.R.	532
F	10	NMC 123080	34 O.R.	516-517
F	11	NMC 123081	34 O.R.	533
F	12	NMC 123082	34 O.R.	518-519
F	13	NMC 123083	34 O.R.	534
F	14	NMC 123084	34 O.R.	520-521
F	15	NMC 123085	34 O.R.	535
F	16	NMC 123086	34 O.R.	522-523
F	17	NMC 123087	34 O.R.	536
F	18	NMC 123088	34 O.R.	524-525
F	19	NMC 123089	34 O.R.	537
F	20	NMC 123090	34 O.R.	526-527
F	21	NMC 123091	34 O.R.	491
F	22	NMC 123092	34 O.R.	501
F	23	NMC 123093	34 O.R.	492
F	24	NMC 123094	34 O.R.	502
F	25	NMC 123095	34 O.R.	493
F	26	NMC 123096	34 O.R.	503
F	27	NMC 123097	34 O.R.	494
F	28	NMC 123098	34 O.R.	504
F	29	NMC 123099	34 O.R.	495
F	30	NMC 123100	34 O.R.	496
F	31	NMC 123101	34 O.R.	497
F	32	NMC 123102	34 O.R.	498
F	33	NMC 123103	34 O.R.	499
F	34	NMC 123104	34 O.R.	500
F	55	NMC 153744	81 O.R.	276
F	56	NMC 153745	81 O.R.	277
F	57	NMC 153746	81 O.R.	278
F	58	NMC 153747	81 O.R.	279
F	59	NMC 153748	81 O.R.	280
F	60	NMC 153749	81 O.R.	281
F	61	NMC 153750	81 O.R.	282
F	62	NMC 153751	81 O.R.	283
F	63	NMC 153752	81 O.R.	284
F	64	NMC 153753	81 O.R.	285
F	65	NMC 153754	81 O.R.	286
F	66	NMC 153755	81 O.R.	287
F	67	NMC 153756	81 O.R.	288
F	68	NMC 153757	81 O.R.	289
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F	71	NMC 153760	81 O.R.	292
F	72	NMC 153761	81 O.R.	293
F	73	NMC 153762	81 O.R.	294
F	74	NMC 153763	81 O.R.	295
F	75	NMC 153764	81 O.R.	296
F	76	NMC 153765	81 O.R.	297
F	77	NMC 153766	81 O.R.	298
F	78	NMC 153767	81 O.R.	299
F	79	NMC 153768	81 O.R.	300

F 80	NMC 153769	81 O.R.	301
F 81	NMC 153770	81 O.R.	302
F 82	NMC 153771	81 O.R.	303
F 83	NMC 153772	81 O.R.	304
F 84	NMC 153773	81 O.R.	305
F 85	NMC 153774	81 O.R.	306
F 86	NMC 153775	81 O.R.	307
F 87	NMC 153776	81 O.R.	308
F 88	NMC 153777	81 O.R.	309
F 89	NMC 153778	81 O.R.	310
F 90	NMC 153779	81 O.R.	311
F 91	NMC 80983	71 O.R.	405
F 92	NMC 80984	71 O.R.	406
F 93	NMC 80985	71 O.R.	407
F 94	NMC 80986	71 O.R.	408
F 95	NMC 80987	71 O.R.	409
F 96	NMC 80988	71 O.R.	410
F 97	NMC 123105	35 O.R.	306
F 98	NMC 123106	35 O.R.	307
F 102	NMC 123107	35 O.R.	308
F 104	NMC 123108	35 O.R.	309
F 106	NMC 123109	35 O.R.	310
F 108	NMC 123110	35 O.R.	311
F 110	NMC 123111	35 O.R.	312
F 112	NMC 123112	35 O.R.	313
F 118	NMC 123113	35 O.R.	315
F 120	NMC 123114	35 O.R.	316
F 122	NMC 123115	35 O.R.	317
F 124	NMC 123116	35 O.R.	318
F 126	NMC 123117	35 O.R.	319
F 128	NMC 123118	35 O.R.	320
F 130	NMC 123119	34 O.R.	507
F 198	NMC 123120	35 O.R.	314
Rambler #1	NMC 123153	H-O.D.M.L.	328
Rambler #2	NMC 123154	H-O.D.M.L.	329
Gossan	NMC 123155	J-O.D.M.L.	
Sadie 1	NMC 123156	47 O.R.	78
Sadie 2	NMC 123157	47 O.R.	79
Sadie 3	NMC 123158	47 O.R.	80
Sadie 4	NMC 123159	47 O.R.	81
Sadie 5	NMC 123160	47 O.R.	82
Sadie 6	NMC 123161	47 O.R.	83
Sadie 7	NMC 123162	47 O.R.	84
Sadie 8	NMC 123163	47 O.R.	85
H 1	NMC 80976	71 O.R.	398
H 2	NMC 80977	71 O.R.	399
H 3	NMC 80978	71 O.R.	400
H 4	NMC 80979	71 O.R.	401

H	5	NMC	80980	71 O.R.	402
H	6	NMC	80981	71 O.R.	403
H	7	NMC	80982	71 O.R.	404
New York	#1	NMC	107867	75 O.R.	29
New York	#2	NMC	107868	75 O.R.	30
New York	#3	NMC	126811	75 O.R.	525
HC	1	NMC	153780	81 O.R.	223
HC	2	NMC	153781	81 O.R.	224
HC	3	NMC	153782	81 O.R.	225
HC	4	NMC	153783	81 O.R.	226
HC	5	NMC	153784	81 O.R.	227
HC	6	NMC	153785	81 O.R.	228
HC	7	NMC	153786	81 O.R.	229
HC	8	NMC	153787	81 O.R.	230
HC	9	NMC	153788	81 O.R.	231
HC	10	NMC	153789	81 O.R.	232
HC	11	NMC	153790	81 O.R.	233
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HC	13	NMC	153792	81 O.R.	235
HC	14	NMC	153793	81 O.R.	236
HC	15	NMC	153794	81 O.R.	237
HC	16	NMC	153795	81 O.R.	238
HC	17	NMC	153796	81 O.R.	239
HC	18	NMC	153797	81 O.R.	240
HC	19	NMC	153798	81 O.R.	241
HC	20	NMC	153799	81 O.R.	242
HC	21	NMC	153800	81 O.R.	243
HC	22	NMC	153801	81 O.R.	244
HC	23	NMC	153802	81 O.R.	245
HC	24	NMC	153803	81 O.R.	246
HC	25	NMC	172742	88 O.R.	247
HC	26	NMC	172743	88 O.R.	248
HC	Fraction	NMC	153804	77 O.R.	361
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	6	NMC	153810	81 O.R.	263
IM	7	NMC	153811	81 O.R.	264
IM	8	NMC	153812	81 O.R.	265
IM	9	NMC	153813	81 O.R.	266
IM	10	NMC	153814	81 O.R.	267
IM	11	NMC	153815	81 O.R.	268
IM	12	NMC	153816	81 O.R.	269
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

IM 18	NMC 153822	81 O.R.	275
Sadie 9	NMC 288379	117 O.R.	17
Sadie 10	NMC 288380	117 O.R.	18
Sadie 11	NMC 288381	117 O.R.	19
Sadie 12	NMC 288382	117 O.R.	20
Sadie 18	NMC 288383	117 O.R.	21
Sadie 19	NMC 288384	117 O.R.	22
J 85	NMC 288385	117 O.R.	23
J 86	NMC 288386	117 O.R.	24
J 87	NMC 288387	117 O.R.	25
J 88	NMC 288388	117 O.R.	26
J 103	NMC 288389	117 O.R.	27
J 104	NMC 288390	117 O.R.	28
J 105	NMC 288391	117 O.R.	29
J 106	NMC 288392	117 O.R.	30
J 107	NMC 288393	117 O.R.	31
J 108	NMC 288394	117 O.R.	32
J 109	NMC 288395	117 O.R.	33
J 110	NMC 288396	117 O.R.	34
J 111	NMC 288397	117 O.R.	35
J 112	NMC 288398	117 O.R.	36
J 113	NMC 288399	117 O.R.	37
J 114	NMC 288400	117 O.R.	38
J 115	NMC 288401	117 O.R.	39
J 116	NMC 288402	117 O.R.	40
J 117	NMC 288403	117 O.R.	41
J 118	NMC 288404	117 O.R.	42
J 119	NMC 288405	117 O.R.	43
J 120	NMC 288406	117 O.R.	44
J 121	NMC 288407	117 O.R.	45
J 122	NMC 288408	117 O.R.	46
J 123	NMC 288409	117 O.R.	47
J 124	NMC 288410	117 O.R.	48
J 125	NMC 288411	117 O.R.	49
J 126	NMC 288412	117 O.R.	50
J 127	NMC 288413	117 O.R.	51
J 128	NMC 288414	117 O.R.	52
J 129	NMC 288415	117 O.R.	53
J 130	NMC 288416	117 O.R.	54
J 145	NMC 288417	117 O.R.	55
J 146	NMC 288418	117 O.R.	56
J 147	NMC 288419	117 O.R.	57
J 148	NMC 288420	117 O.R.	58
J 149	NMC 288421	117 O.R.	59
J 150	NMC 288422	117 O.R.	60
J 151	NMC 288423	117 O.R.	61
J 152	NMC 288424	117 O.R.	62
J 161	NMC 288425	117 O.R.	63
J 162	NMC 288426	117 O.R.	64
J 163	NMC 288427	117 O.R.	65
J 164	NMC 288428	117 O.R.	66
J 165	NMC 288429	117 O.R.	67

J 166	NMC 288430	117 O.R.	68
J 167	NMC 288431	117 O.R.	69
J 168	NMC 288432	117 O.R.	70
J 169	NMC 288433	117 O.R.	71
J 170	NMC 288434	117 O.R.	72
J 171	NMC 288435	117 O.R.	73
J 172	NMC 288436	117 O.R.	74
J 173	NMC 288437	117 O.R.	75
J 174	NMC 288438	117 O.R.	76
J 175	NMC 288439	117 O.R.	77
J 176	NMC 288440	117 O.R.	78
J 177	NMC 288441	117 O.R.	79
J 178	NMC 288442	117 O.R.	80
H 8	NMC 290743	118 O.R.	133
H 9	NMC 290744	118 O.R.	134
H 10	NMC 290745	118 O.R.	135
H 11	NMC 290746	118 O.R.	136
H 12	NMC 290747	118 O.R.	137
H 13	NMC 290748	118 O.R.	138
H 14	NMC 290749	118 O.R.	139
H 15	NMC 290750	118 O.R.	140
H 16	NMC 290751	118 O.R.	141
H 17	NMC 290752	118 O.R.	142
H 18	NMC 317654	128 O.R.	35
H 19	NMC 317655	128 O.R.	36
H 20	NMC 317656	128 O.R.	37
H 21	NMC 317657	128 O.R.	38
H 22	NMC 317658	128 O.R.	39
H 23	NMC 317659	128 O.R.	40
H 24	NMC 317660	128 O.R.	41
H 25	NMC 317661	128 O.R.	42
H 26	NMC 317662	128 O.R.	43
H 27	NMC 317663	128 O.R.	44
H 28	NMC 317664	128 O.R.	45
H 29	NMC 317665	128 O.R.	46
H 30	NMC 317666	128 O.R.	47
H 31	NMC 317667	128 O.R.	48
H 32	NMC 317668	128 O.R.	49
H 33	NMC 317669	128 O.R.	50
H 35	NMC 317670	128 O.R.	51
H 37	NMC 317671	128 O.R.	52
H 39	NMC 317672	128 O.R.	53
H 40	NMC 317673	128 O.R.	54
H 41	NMC 317674	128 O.R.	55
H 42	NMC 317675	128 O.R.	56
H 43	NMC 317676	128 O.R.	57
H 44	NMC 317677	128 O.R.	58
H 45	NMC 317678	128 O.R.	59
H 46	NMC 317679	128 O.R.	60
H 47	NMC 317680	128 O.R.	61
H 48	NMC 317681	128 O.R.	62
H 49	NMC 317682	128 O.R.	63
H 50	NMC 317683	128 O.R.	64

H	51	NMC	317684
H	52	NMC	317685
H	53	NMC	317686
H	54	NMC	317687
H	55	NMC	317688
H	56	NMC	317689
H	57	NMC	317690
H	58	NMC	317691
H	59	NMC	317692
H	60	NMC	317693
H	61	NMC	317694
H	62	NMC	317695
H	63	NMC	317696

W	200	NMC	326946
W	201	NMC	326947
W	202	NMC	326948
W	203	NMC	326949
W	204	NMC	326950
W	205	NMC	326951
W	206	NMC	326952
W	207	NMC	326953
W	208	NMC	326954

128	O.R.	65
128	O.R.	66
128	O.R.	67
128	O.R.	68
128	O.R.	69
128	O.R.	70
128	O.R.	71
128	O.R.	72
128	O.R.	73
128	O.R.	74
128	O.R.	75
128	O.R.	76
128	O.R.	77

131	O.R.	462
131	O.R.	463
131	O.R.	464
131	O.R.	465
131	O.R.	466
131	O.R.	467
131	O.R.	468
131	O.R.	469
131	O.R.	470

OFFICIAL RECORDS
 RECORDED AT THE REQUEST OF
 BOOK 211 PAGE 377
Windfall Venture
 '90 JUL 11 A921
 EUREKA COUNTY, NEVADA
 M.N. REBALEATI, RECORDER
 FILE NO. FEE \$ 1500
 132778