

When recorded, please return to:

Thomas P. Erwin, Esq.
Hill, Cassas, deLipkau and Erwin
333 Holcomb Avenue
Suite 300
Reno, Nevada 89502-1648

133052
DEED

This Deed effective as of 12:01 a.m., August 7, 1990, is from the Bullion-Monarch Venture, aka the Bullion-Monarch Joint Venture, a joint venture among Westmont Gold Inc., a Delaware corporation, The Petrol Oil & Gas Corporation, a Delaware corporation, United El Dorado Corporation, a Nevada corporation, Camshell River Investments Ltd., a Canadian corporation, Lambert Management Ltd., a Canadian corporation, Lambert Holdings Ltd. (successor by corporate amalgamation to Eitel Holdings Ltd.), a Canadian corporation, and Lost Dutchman Construction, Inc., a Nevada corporation ("Grantor") and High Desert Mineral Resources, Inc., a Nevada corporation, whose address is P.O. Box 2008, Elko, Nevada 89801 ("Grantee").

For ten dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor grants, conveys, transfers, assigns and sells to Grantee:

1. The entire and undivided right, title and interest in and to the unpatented mining claims and millsite claims described in Section 1 of Exhibit A attached to and incorporated into this Deed (the "Unpatented Claims"); and
2. An undivided 77.5% interest in the patented lode mining claims described in Part 2 of Exhibit A hereto (the "Patented Claims");

all of which are situated in Eureka County, Nevada;

Together with all improvements of every kind and character situated thereon;

Together with any and all water, water rights, right to the use of water, dams, ditches, canals, pipelines, reservoirs, wells and other means for the diversion or use of water appurtenant to the Unpatented Claims and/or the Patented Claims, or any part thereof, or used or enjoyed in connection therewith, including, but without limitation, the water adjudicated as appurtenant to the Unpatented Claims and/or the Patented Claims or any part thereof;

Except the facilities, machinery, equipment (including but not limited to pump, casing and pipeline associated with the water well included within Permit No. 30615) and mobile home and other personal property located in the West 1/2 of Section 10, Township 35 North, Range 50 East of the Mt. Diablo Base and Meridian, known as the Universal Gold Mill;

Together with all rights in and to use any vested water rights, whether or not perfected, in any application, permit and certificate for water rights that may be or has been filed or granted as benefiting the above-described property, including canceled or withdrawn permits or applications;

Together with all dips, spurs and angles and all minerals, metals and ores associated with the Unpatented Claims and/or the Patented Claims.

Subject to the following:

(1) with respect to the Patented Claims, the net smelter return royalty reserved in that Warranty Deed, dated September 28, 1988, and recorded at Book 185, Page 73 of the records of Eureka County, Nevada;

(2) with respect to the Patented Claims and the Unpatented Claims, the Agreement dated May 10, 1979 among Bullion Monarch Company, Polar Resources Company, Universal Gas (Montana) Inc., Universal Explorations, Ltd., Camsell River Investments Ltd., Lambert Management Ltd. and Eitel Holdings Inc., a copy of which is recorded at Book 71, Page 9, of the records of Eureka County, Nevada;

(3) with respect to the Joe and Dan Unpatented Claims, a 5% Net Smelter Return Non-Participating Royalty, as described in Royalty Quitclaim Deed, dated December 7, 1979, recorded in Book 77, Pages 577-578, of the Eureka County Records; and

(4) the right of Petrol Oil and Gas Corporation to gain reasonable access on advance written notice to Grantee to the Universal Gold Mill for six (6) months from and after the date of this deed for the sole purpose of removing the same at its sole cost and expense, in full compliance with all laws, rules and regulations of state, federal, and local governments, and subject to the obligations of the Petrol Oil and Gas Corporation and the other parties comprising the Grantor with respect to reclamation of the area disturbed by the Universal Gold Mill as provided under the Sale Agreement between the parties comprising the Grantor, dated January 15, 1990, and, provided further, that no action taken by any of the parties comprising Grantor shall adversely affect or impair the water rights included within Permit No. 30615.

This Deed is made pursuant to an Option Agreement, dated effective April 26, 1990, between Grantor and Grantee ("Option Agreement") pursuant to which

Grantor has made certain representations, warranties and indemnities concerning the Patented Claims and the Unpatented Claims. Grantor and Grantee intend and agree that all such representations, warranties and indemnities shall survive and not be deemed merged into this Deed.

The Unpatented Claims and Patented Claims conveyed herein are expressly transferred and conveyed free and clear of the Net Profits Royalty Interest and any and all other right, title, claim or interest created by that certain Assignment, Assignment and Conveyance of Net Profits Royalty Interest dated October 31, 1986, between NICOR Mineral Ventures Inc. and NICOR Minerals Inc. and recorded at Book 152, Page 047 of the Official Records of Eureka County, Nevada and amended on November 9, 1988, by Amendment No. 1 as recorded at Book 193, Page 261 of the Official Records of Eureka County, Nevada, (The "Agreement"). This transfer and conveyance is made pursuant to Section 3 (c) of the Agreement and shall constitute a "Free-and-Clear Transfer or Conveyance" under the terms thereof.

Further, the Grantor agrees and covenants to execute such other documents and perform such other acts as may be necessary or desirable to effectuate the intent of this conveyance.

TO HAVE AND TO HOLD the Unpatented Claims and the Patented Claims together with all appurtenances thereto, unto the Grantee, and to its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the date first above written.

BULLION-MONARCH VENTURE, AKA
BULLION-MONARCH JOINT VENTURE

By: Westmont Gold Inc., as Operator and
Attorney-in-Fact for members of the
Bullion-Monarch Venture

By: Paul S. Taylor, Vice-President



ATTEST:

Gregory G. Martier, Secretary

STATE OF COLOMBIA
CITY & COUNTY OF LEWIS
)
) ss.
)

On this 6th day of August, 1990, before me the undersigned, a Notary Public and for the County of LEWIS, State of COLOMBIA, duly commissioned and sworn, personally appeared Paul S. Taylor and Gregory G. Martier, known to me or proved to me to be the persons who acknowledged to me that they executed the above Deed, in their capacity as Vice-President and Secretary, respectively, of Westmont Gold Inc., a Delaware corporation, as Operator of the Bullion-Monarch Venture, aka the Bullion-Monarch Joint Venture, and as Attorney-in-Fact for members of the Bullion-Monarch Venture, as indicated above, on behalf of said corporation and that the corporation executed the above Deed.

Gregory G. Martier
Notary Public
Commission expires: FEB. 23, 1991



EXHIBIT A

To DEED FROM THE BULLION-MONARCH JOINT VENTURE, as GRANTOR,
to

HIGH DESERT MINERAL RESOURCES, INC., as GRANTEE

Property situated in Township 35 North, Range 50 East, Eureka County, Nevada

1. UNPATENTED MINING CLAIMS AND MILLSTIES:

BLM Serial Number(s)	Location Certificate Recording Data	Page	Claim
N-MC-11231	104	10	H111 Top
N-MC-11232	106	10	H111 Top #1
N-MC-11233	108	10	H111 Top #2
N-MC-11234	110	10	H111 Top Fraction
N-MC-11235	112	10	H111 Top #1 Fraction
N-MC-11228	484	9	H111 Top #2 Fraction
N-MC-11229	486	9	H111 Top #3 Fraction
N-MC-11230	488	9	H111 Top #4 Fraction
N-MC-92823	367	73	Joe
N-MC-92824	368	73	Don
N-MC-11196	45	0	Big Jim
N-MC-11197	46	0	Big Jim #1
N-MC-11198	47	0	Big Jim #2
N-MC-11199	48	0	Big Jim #3
N-MC-11200	49	0	Big Jim #4
N-MC-11201	50	0	Big Jim #5
N-MC-11202	51	0	Big Jim #6
N-MC-11203	52	0	Big Jim #7
N-MC-11204	53	0	Big Jim #8
N-MC-11205	54	0	Big Jim #9
N-MC-11206	55	0	Big Jim #10
N-MC-11207	56	0	Big Jim #11
N-MC-11208	57	0	Big Jim #12
N-MC-11209	58	0	Big Jim #13
N-MC-11210	59	0	Big Jim #14
N-MC-11211	60	0	Big Jim #15
N-MC-11212	61	0	Big Jim #16
N-MC-11213	62	0	Big Jim #17
N-MC-11214	63	0	Big Jim #18
N-MC-11215	64	0	Big Jim #19
N-MC-11216	65	0	Big Jim #20
N-MC-11217	66	0	Big Jim #21
N-MC-11218	67	0	Big Jim #22
N-MC-11219	68	0	Big Jim #23
N-MC-11220	69	0	Big Jim #24
N-MC-11221	70	0	Big Jim #25
N-MC-11222	71	0	Big Jim #26
N-MC-11223	72	0	Big Jim #27
N-MC-11224	73	0	Big Jim #28
N-MC-11225	74	0	Big Jim #29
N-MC-72757	111	71	Big Jim #30
N-MC-72758	112	71	Big Jim #31
N-MC-11174	23	0	Cracker Jack #1
N-MC-11175	24	0	Cracker Jack #2
N-MC-11176	25	0	Cracker Jack #3
N-MC-11177	26	0	Cracker Jack #4
N-MC-11178	27	0	Cracker Jack #5
N-MC-11179	28	0	Cracker Jack #5

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BLM Serial Number(s)

Location Certificate
Recording Data
Page

Claim

N-MC-11182 31
 N-MC-11183 32
 N-MC-11184 33
 N-MC-11185 34
 N-MC-11186 35
 N-MC-11187 36
 N-MC-11188 37
 N-MC-11189 38
 N-MC-11190 39
 N-MC-11191 40
 N-MC-11192 41
 N-MC-11193 42
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 N-MC-11154 385
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 N-MC-574082 205
 N-MC-574084 208
 N-MC-588702 208

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Yellow Rose #8
 Yellow Rose #9
 Yellow Rose #10
 Yellow Rose #11
 Yellow Rose #12
 Yellow Rose #13
 Yellow Rose #14
 Yellow Rose #15
 Yellow Rose #16
 Yellow Rose #17
 Yellow Rose #18
 Yellow Rose #19
 Yellow Rose #20
 Yellow Rose #21
 Polar #1
 Polar #2
 Polar #3
 Polar #4
 Polar #5
 Polar #6
 Polar #7
 Polar #8
 Polar #9
 Polar #10
 Polar #11
 Polar #12
 Polar #13
 Polar #14
 Polar #15
 Polar #16
 Polar #17
 Polar #18
 Polar #19
 Polar #20
 RJV
 Paragon #1
 Paragon #2
 Paragon #3
 Paragon Fraction
 Bullion #1 Mistle
 Bullion #2 Mistle
 Bullion #3 Mistle
 Bullion #4 Mistle
 Bullion #5 Mistle
 BM #1
 BM #2
 BM #3
 BM #4
 BM #5
 BM #6
 BM #7
 BM #8
 BM #9
 BM #10
 BM #11
 BM #12
 BM #13
 BM #14
 BM #15
 BM #16
 BM #17
 BM #18
 BM #19
 BM #20
 Discovery #1
 Amended
 Discovery #2

2. PATENTED CLAIMS:

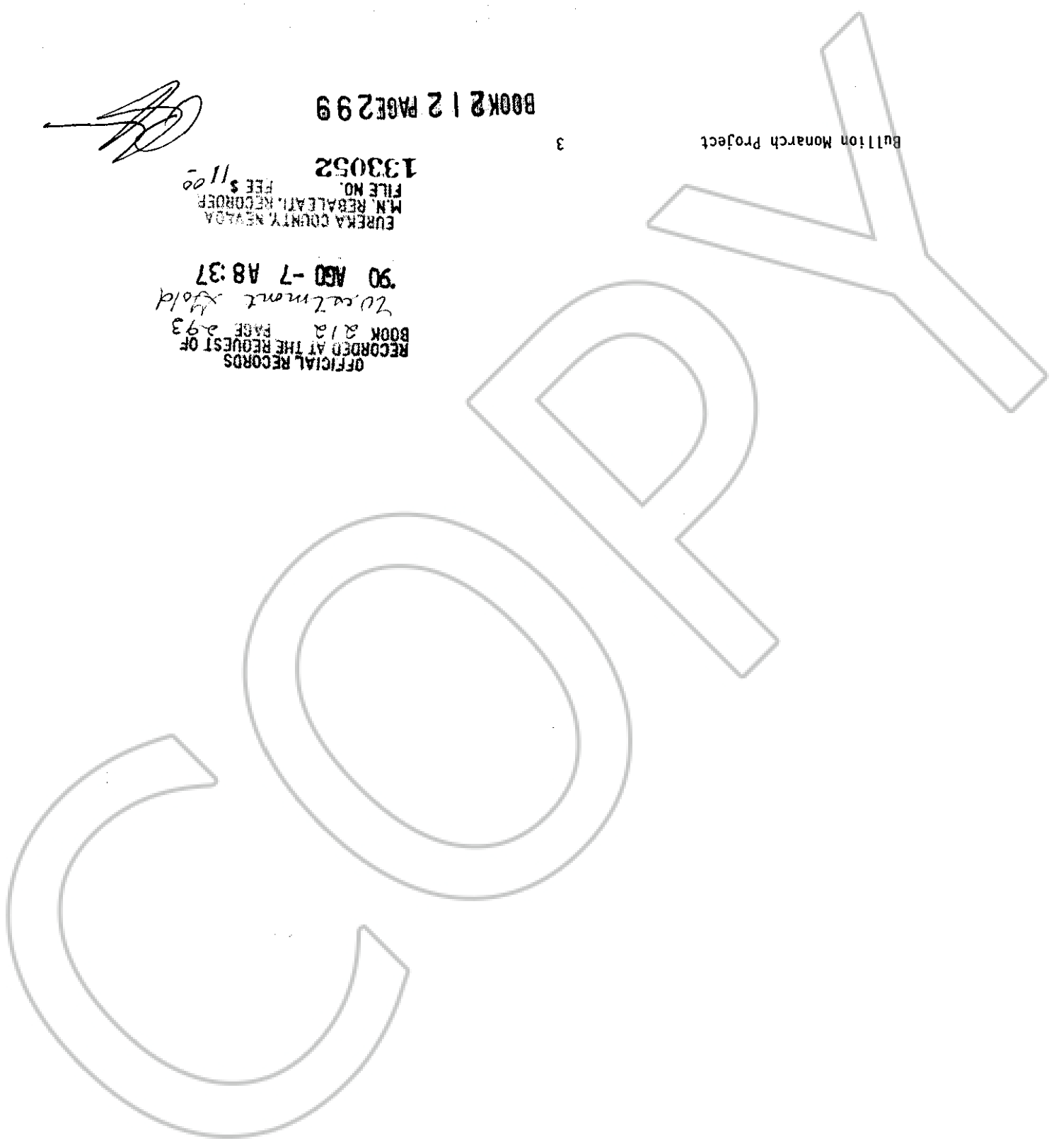
United States Patent No.	United States Survey No.	Eureka County Assessor Information
783757	4332	Parcel No.
881735	4422	410-00-71
935874	4528	Roll No. 03178
945439	4393	District 4.0
946758	4527	

Big Six #3
Holt
July
Great Divide
Bald Eagle

United States

United States

Eureka County



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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
BOOK 212 PAGE 293
Zornmont Gold
90 AGO - 7 AB:37

EUREKA COUNTY, NEVADA
M.N. REBALANCE RECORDS
FILE NO. 133052
FEE \$ 11.00

A handwritten signature in black ink, appearing to be 'AD', is located in the upper right corner of the page.