

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made and entered into this 23rd day of December, 1990, by and between EFL GOLD MINE, INC., a Delaware corporation, whose address for purposes hereof is c/o Schlanger, Cook, Cohn, Mills & Grossberg, 5847 San Felipe Street, Suite 1700, Houston, Texas 77057, Attn: Ellen S. Lain, Esq. (hereinafter referred to as "EFL") and SUMMIT MINERALS, INC., a Colorado corporation, whose address for the purposes hereof is Suite 2460, 1675 Broadway, Denver, Colorado 80202, Attn: Gary L. Hutchinson (hereinafter referred to as "Summit").

WITNESSETH

That EFL, in consideration of Summit's assumption of the indebtedness and obligations of EFL as described in that certain Assumption Agreement between EFL and Summit, dated effective December 21, 1990, and other good and valuable consideration, the receipt and sufficiency of which are hereby confirmed and acknowledged, hereby grants, bargains, sells, conveys, transfers, assigns and delivers unto Summit, its successors and assigns forever, all of EFL's right, title and interest in and to all of those certain unpatented mining claims, all located in Eureka County, Nevada, more particularly described in Schedule 1 attached hereto and made a part hereof by this reference, subject to the paramount title of the United States of America (hereinafter referred to as the "Property").

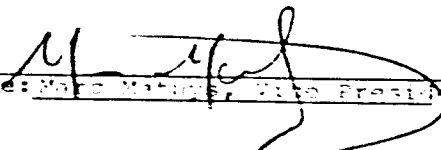
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all the estate, right, title, interest, possession, claim and demand whatsoever of EFL, in law or in equity, of, in and to the above bargained for Property, with all hereditaments and appurtenances, together with all lodes, ledges, veins and mineral-bearing rock, both known and unknown, lying within the boundaries of the Property, 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; together with all water and water rights appurtenant to, associated with or used on or for the benefit of the Property.

This Special Warranty Deed is made subject to the royalty granted by that certain Mining Deed between Genev'e Bisoni, Mary M. Bisoni and EFL, dated effective April 18, 1990 and recorded in the Eureka County, Nevada Recorder's Office on April 23, 1990 at Book 209, Page 486.

TO HAVE AND TO HOLD the said premises, with all and singular the rights, privileges and appurtenances thereto or anywise belonging, unto Summit, its successors and assigns forever. And EFL, its successors and assigns, does hereby forever warrant title to the Property to Summit, its successors and assigns, against any person whomsoever claiming or to claim the same by, through or under EFL.

IN WITNESS WHEREOF, EFL has hereunto set its hand and seal as of the day and year first above written.

EFL GOLD MINE, INC., a Delaware corporation


By:   
Title: Gary L. Hutchinson, Vice President

SWISS CONFEDERATION §  
CANTON AND CITY OF ZURICH §  
CONSULATE GENERAL OF THE §  
UNITED STATES OF AMERICA §

BEFORE ME, the undersigned authority, a Vice Consul of the United States of America, resident in Zurich, Switzerland, on this day personally appeared Marc Mathys, stated to me to be a Vice President of EFL GOLD MINE, INC., a Delaware corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of December, 1990.



  
Helen La Lime  
Vice Consul of the United States  
of America, resident in Zurich,  
Switzerland

PERSON TAKING ACKNOWLEDGMENT MUST INSERT OFFICIAL STATUS

ATTENTION: Any one of the following officials may take this acknowledgment: Consul-General, Consul, Vice-Consul, Commercial Agent, Vice-Commercial Agent, Deputy Consul or Consular Agent of the United States, resident in the country where proof of acknowledgment is made.

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**THE PROPERTY**

**SCHEDULE I**

to that Special Warranty Deed  
between EFL Gold Mine, Inc. and Summit Minerals, Inc.

1) All of the herein described Rat and Selrat unpatented Lode claims, or portions thereof, all of which, by virtue of a 3,000 foot "Boundary Protection" Area, are subject to that certain Agreement, dated April 15, 1979, between Mary Bisoni, Lester and Geneve Bisoni and Anselco Minerals Inc., a Memorandum of which is filed of record in the office of the Eureka County, Nevada Recorder, in Book 70 at Page 543.

<u>Claim Name</u>	<u>Book</u>	<u>Page</u>	<u>BLM N.M.C. Number</u>
Rat Nos. 1-16 (amended)	50	209-224	113195-113210
Rat Nos. 17-19 (amended)	50	225-227	113211-113213
(abandoned)			
Rat Nos. 17-19 (relocated)	144	236-238	366355-366357
(abandoned)			
Rat Nos. 17-19	208	183-188	588522-588524
Rat Nos. 20-27 (amended)	50	228-235	113214-113221
Rat Nos. 30-31	65	115-116	26569-26570
Rat No. 32	65	191	26571
(abandoned)			
Rat No. 32 (relocated)	144	239	366358
(abandoned)			
Rat No. 32	208	189-190	588525
Rat No. 33	65	192	26572
Rat No. 38 (amended)	116	316	26573
Rat No. 39 (amended)	116	317	26574
Rat Nos. 40-43	65	119-122	26575-26578
Rat Nos. 44	116	318	26579
Rat Nos. 45-48	65	124	26580-26583
Rat Nos. 50-56	65	128-134	26584-26590
Rat Nos. 17A, 18A, 32A	208	191-196	588526-588528

2. ANSELCO STAKED CLAIMS. All of the herein described Selrat unpatented Lode claims, or portions thereof, all of which, by virtue of a 3,000 foot "Boundary Protection" Area, are subject to that certain Agreement, dated April 15, 1979, between Mary Bisoni, Maynard Bisoni, Lester Bisoni and Geneve Bisoni and Anselco Minerals Inc., a Memorandum of which is filed of record in the office of the Eureka County, Nevada Recorder, in Book 70 at Page 543.

<u>Claim Name</u>	<u>Book</u>	<u>Page</u>	<u>BLM N.M.C. Number</u>
Selrat Nos. 1-4 (amended)	116	286-289	70755-70758
Selrat Nos. 5-13	70	482-490	70759-70767
Selrat No. 14	107	499	261574
Selrat Nos. 15-24	70	492-501	70769-70778
Selrat Nos. 25-54 (amended)	116	437-466	70779-70808
Selrat Nos. 55-59	70	502-506	70809-70813
Selrat Nos. 60-61 (amended)	116	290-291	104570-104571
Selrat Nos. 62-92	74	541-571	104572-104602
Selrat No. 93 (amended)	118	3	104603
Selrat Nos. 94-101	74	573-580	104604-104611
Selrat No. 102	118	4	104612
Selrat Nos. 103-111	74	582-590	104613-104621
Selrat Nos. 112 (amended)	118	5	104622
Selrat Nos. 113-132	74	592-611	104623-104642
Selrat No. 133 (amended)	118	6	104643
Selrat Nos. 134-138	74	613-617	104644-104648
Selrat No. 139 (amended)	118	7	203222
Selrat No. 139A	79	164	141787
Selrat Nos. 140-146	79	165-173	141788-141796
Selrat Nos. 149-168 (amended)	116	292-311	141797-141816
Selrat Nos. 169-184	79	194-209	141817-141832
Selrat Nos. 185-188 (amended)	116	312-315	141833-141836

<u>Claim Name</u>	<u>Book</u>	<u>Page</u>	<u>BLM W.M.C. Number</u>
Selrat No. 189-234	107	500-545	261467-261512
Selrat No. 236-241	107	546-551	261513-261518
Selrat No. 246-251	107	552-557	261519-261524
Selrat No. 255-266	107	558-569	261525-261536
Selrat No. 267	107	570	261579
Selrat No. 268-274	107	571-577	261537-261543
Selrat No. 283-286	107	578-581	261544-261547
Selrat No. 351	107	582	261548
Selrat No. 359	107	583	261549
Selrat No. 368	107	584	261550
Selrat No. 374-396	107	585-607	261551-261573
Selrat No. 397-404	110	138-145	265000-265007
Selrat No. 405	118	163	290890
Selrat No. 406	118	2	290598
Selrat No. 407-417	118	164-174	290891-290901
Selrat No. 418	118	285	292486

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U.S. DEPARTMENT OF THE INTERIOR  
 BUREAU OF LAND MANAGEMENT  
 FILE NO. *136442*

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