

When recorded, mail to:

Newmont Gold Company
P. O. Box 669
Carlin, NV 89822

Mail tax statements to:

Newmont Gold Company
P. O. Box 669
Carlin, NV 89822

140246

REPLACEMENT
GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 12th day of April, 1991, between ELKO LAND AND LIVESTOCK COMPANY, a Nevada corporation, party of the first part (Grantor), and NEWMONT GOLD COMPANY, a Delaware Corporation, party of the second part (Grantee);

W I T N E S S E T H:

WHEREAS there was recorded in the Official Records of Eureka County, Nevada, on February 10, 1992, in Book 231, at Page 500, a Grant, Bargain and Sale Deed, which this Replacement Grant, Bargain and Sale Deed amends and replaces, that contained an erroneous description of the property to be conveyed and other discrepancies;

NOW THEREFORE, the said party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the said party of the second part, and to its successors and assigns, all that certain real property generally located in

Eureka County, Nevada, more particularly described as follows:

Township 34 North, Range 50 East, M.D.B.&M.

Section 11: all
Section 15: all
Section 23: all

Township 34 North, Range 51 East, M.D.B.&M.

Section 7: all
Section 17: all
Section 19: all
Section 21: all
Section 29: all
Section 30: S1/2SE1/4
Section 31: all

RESERVING unto the Grantor, its successors and assigns a production royalty equal to TEN PERCENT (10%) (prorated to represent 10% of the interest of the Grantor in the mineral estate being conveyed hereby which is understood to be a THIRTY-SEVEN AND ONE-HALF PERCENT (37.5%) interest) of all revenues received by the Grantee, its successors or assigns, from the sale of minerals produced and sold from the property described herein, after deducting from such revenues any royalty payments paid by the Grantor to third parties based on mineral production from the subject property.

TOGETHER WITH all of Grantor's right, title and interest in and to all water, water rights, dams, ditches, canals, pipelines, headgates, diversions, reservoirs, springs, wells, pumps, pumping stations, rights of way, easements and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic or any other use, or drainage of all or any part of said lands, including vested water rights, permitted water rights, decreed water rights and certificated water rights arising under the laws of the State of Nevada.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

SUBJECT TO any and all exceptions, reservations,

restrictions, restrictive covenants, assessments, easements, rights, and rights of way of record.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns, forever.

THAT the parties hereto represent that the above described parcels are those that were intended to be conveyed and that the conveyance set forth in that certain Grant, Bargain and Sale Deed recorded in the Official Records of Eureka County, Nevada, on February 10, 1992, in Book 231, at Page 500, be amended and replaced as set forth herein.

IN WITNESS WHEREOF, the party of the first part and the party of the second part have executed this amended conveyance as of the day and year first above written.

GRANTOR:

ELKO LAND AND LIVESTOCK
COMPANY, a Nevada corporation

By: Kenneth A. Bryan

Title: President

Print Name: Kenneth A. Bryan

GRANTEE:

NEWMONT GOLD COMPANY, a
Delaware corporation

By: Graham M. Clark, Jr.

Title: Sr. Vice President & General Counsel

Print Name: Graham M. Clark, Jr.



STATE OF Colorado)
) SS.
COUNTY OF _____)

On February 24, 1992, personally appeared before me, a Notary Public, Kenneth A. Brunk, a duly qualified and acting officer of ELKO LAND AND LIVESTOCK COMPANY, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the instrument in that capacity.

Diane M. DeBor
NOTARY PUBLIC

My Commission Expires
Nov. 18, 1992



STATE OF Colorado)
) SS.
COUNTY OF _____)

On February 24, 1992, personally appeared before me, a Notary Public, Graham M. Clark, Jr., a duly qualified and acting officer of NEWMONT GOLD COMPANY, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the instrument in that capacity.

Diane M. DeBor
NOTARY PUBLIC

My Commission Expires
Nov. 18, 1992
BOOK 232 PAGE 508
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
John C. Miller
'92 MAR 12 AM 104

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEE \$ 8.00

140246