

WHEN RECORDED MAIL TO:  
NEWMONT GOLD COMPANY  
c/o JOHN C. MILLER, CHARTERED  
Blohm Building, Suite 201  
Elko, NV 89801

142013

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 19 day of August,  
1992, by and between MAGGIE CREEK RANCH, INC., a Nevada corporation, First Party,  
and NEWMONT GOLD COMPANY, a Delaware corporation, Second Party.

WITNESSETH:

That the said First Party, for and 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 Second  
Party, and other good and valuable consideration, receipt whereof is hereby acknowledged, does  
by these presents grant, bargain, sell and convey unto the said Second Party, and to its  
successors and assigns, all that certain real property situate in the County of Elko, State of  
Nevada, more particularly described as follows, to-wit:

See Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all improvements situate thereon.

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.

TOGETHER WITH all water, water rights, rights to the use of water,  
dams, ditches, canals, pipe lines, reservoirs, and all other means for the  
diversion or use of waters appurtenant to said property or any part  
thereof, or used or enjoyed in connection therewith, and together with all  
stockwatering rights used or enjoyed in connection with the use of any of  
said lands.

TOGETHER WITH all easements and rights of way.

EXCEPTING THEREFROM all mineral rights, including oil, gas, coal  
and other hydrocarbons, and geothermal rights that may have been  
previously reserved by others.

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EL-CU-43202-PR

RESERVING UNTO Grantee, all mineral rights, including oil, gas, coal and other hydrocarbons, and geothermal rights that have not been previously reserved.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Second Party, and to its successors and assigns forever.

IN WITNESS WHEREOF, the said First Party has hereunto set its hand as of the day and year first hereinabove written.

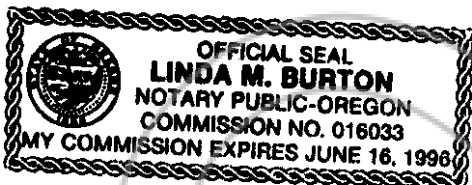
MAGGIE CREEK RANCH, INC., a Nevada corporation

By  
Title

John W. Dixon  
President

STATE OF OREGON, )  
COUNTY OF MULTNOMAH, ) SS.

On August 19<sup>th</sup>, 1992, personally appeared before me, a Notary Public, John W. Dixon, the President of MAGGIE CREEK RANCH, INC., personally known ~~(or proved)~~ to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument for and on behalf of said corporation.



Linda M. Burton  
NOTARY PUBLIC

Mailing Address for Grantee:

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

Eureka County Portion of  
Assessor's Parcel #4-190-14

Eureka County  
Assessor's Parcel #05-500-06-1, 02-210-02-9,

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## **EXHIBIT A**

All that certain real property situate in the Counties of Elko and Eureka, State of Nevada, more particularly described as follows:

### **PARCEL 1: (Eureka County)**

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

Section 25: That portion Northeasterly of the drift fence constructed in 1946.

Section 26: That portion of the S $\frac{1}{2}$  NE $\frac{1}{4}$ , NW $\frac{1}{4}$  NE $\frac{1}{4}$  and NE $\frac{1}{4}$  NW $\frac{1}{4}$  to the North and East of the Northeasterly rim of Maggie Creek Canyon.

Section 36: E $\frac{1}{2}$  NE $\frac{1}{4}$  and that portion of NW $\frac{1}{4}$  NE $\frac{1}{4}$  to the North and East of new drift fence constructed in 1946.

EXCEPTING THEREFROM that portion of the E $\frac{1}{2}$  NE $\frac{1}{4}$  of Section 36, Township 34 North, Range 51 East, south and west of the Nevada Highway Department right-of-way as conveyed to Carlin Gold Mining Company, a Delaware corporation, in Book 102, Page 355, Official Records, Eureka County, Nevada.

The said drift fence referred to in the foregoing description and referred to as "drift fence constructed in 1946", the location of which is more particularly described as follows:

Fence in Section 25 and Section 36, Township 34 North, Range 51 East, M.D.B.&M.:

Beginning at point where a new drift fence intersects the East line of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 36, whence the quarter corner between Sections 25 and 36, Township 34 North, Range 51 East, M.D.B.&M., bears North 65° 40' West 1,447.32 feet;

THENCE North 65° 04' West 2,129.57 feet;

THENCE North 20° 11' East 581.60 feet;

THENCE North 57° 17' West 2,624.80 feet, a point on the West line of Section 25, whence the quarter corner between Sections 25 and 26, Township 34 North, Range 51 East, M.D.B.&M. bears North 0° 21' East 425.80 feet.

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**PARCEL 2: (Elko and Eureka Counties)**

**Township 34 North, Range 52 East, M.D.B.&M.**

Section 29: All

Section 30: S $\frac{1}{2}$  S $\frac{1}{2}$

Section 31: That portion of Lots 1 and 2 (W $\frac{1}{2}$  NW $\frac{1}{4}$ ); E $\frac{1}{2}$  NW $\frac{1}{4}$ ; N $\frac{1}{2}$  SE $\frac{1}{4}$ ; NE $\frac{1}{4}$ ; to the North and East of State Highway No. 584, described in Book 18, Page 335, Official Records, Eureka County, Nevada.

Section 32: All

Section 33: All

EXCEPTING FROM the NE $\frac{1}{4}$ ; E $\frac{1}{2}$  NW $\frac{1}{4}$ ; N $\frac{1}{2}$  SE $\frac{1}{4}$  and SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 32, Township 34 North, Range 52 East, all mineral deposits lying in and under said land as reserved by the United States of America, in Patent recorded March 5, 1968, in Book 93, Page 625, Official Records, Elko County, Nevada, and in Book 23, Page 12, Official Records, Eureka County, Nevada.

**PARCEL 3: (Elko County)**

**Township 33 North, Range 52 East, M.D.B.&M.**

Section 4: Lots 3 and 4; S $\frac{1}{2}$  NW $\frac{1}{4}$ ; NE $\frac{1}{4}$  SW $\frac{1}{4}$ ; SW $\frac{1}{4}$  SE $\frac{1}{4}$

Also that certain parcel of land more particularly described as follows:

A parcel of land located in Section 4, Township 33 North, Range 52 East, M.D.B.&M., Elko County, Nevada, more particularly described as follows:

Commencing at the Southwest corner of said Section 4, thence North 2° 21' 26" East, 1,384.51 feet along the West line of said Section 4 to a point being the South 1/16 corner on the West line of said Section 4;

THENCE South 88° 23' 36" East, 531.01 feet along the South 1/16 line of said Section 4 to Corner No. 1, the true point of beginning;

THENCE continuing South 88° 23' 36" East, 822.57 feet along the said South 1/16 line of Section 4 to Corner No. 2, a point also being the Southwest 1/16 corner of said Section 4;

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THENCE South 2° 02' 53" West, 694.42 feet along the West 1/16 line of said Section 4 to Corner No. 3;

THENCE North 58° 05' 18" West, 263.44 feet to Corner No. 4;

THENCE North 44° 55' 23" West, 271.79 feet to Corner No. 5;

THENCE South 78° 56' 48" West, 251.74 feet to Corner No. 6;

THENCE North 5° 18' 22" West, 265.17 feet to Corner No. 7;

THENCE North 16° 07' 00" West, 66.67 feet to corner No. 8;

THENCE North 41° 00' 56" West, 139.86 feet to Corner No. 1, the point of beginning.

Section 5: Lots 1, 2 and 3; SE¼ NW¼; S½ NE¼; N½ SE¼

EXCEPTING THEREFROM a parcel of land located in Sections 4 and 5, Township 33 North, Range 52 East, M.D.B.&M., Elko County, Nevada, more particularly described as follows:

Commencing at the Southwest corner of said Section 4, thence North 2° 21' 26" East, 1,384.51 feet along the line common to said Sections 4 and 5 to Corner No. 1, the true point of beginning, a point also being the South 1/16 corner on the West line of said Section 4;

THENCE South 88° 44' 54" West, 422.39 feet along the South 1/16 line of said Section 5 to Corner No. 2;

THENCE North 2° 21' 26" East, 756.95 feet to Corner No. 3;

THENCE South 57° 06' 53" East, 151.54 feet to Corner No. 4;

THENCE South 56° 52' 47" East, 250.72 feet to Corner No. 5;

THENCE South 29° 53' 53" East, 301.21 feet to Corner No. 6;

THENCE South 75° 43' 08" East, 169.08 feet to Corner No. 7;

THENCE South 31° 56' 05" East, 189.77 feet to Corner No. 8;

THENCE South 72° 45' 46" East, 145.96 feet to Corner No. 9;

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THENCE South 41° 00' 56" East, 47.15 feet to Corner No. 10, a point on the South 1/16 line of said Section 4;

THENCE North 88° 23' 36" West, 531.01 feet along the said South 1/16 line of Section 4 to Corner No. 1, the point of beginning.

EXCEPTING THEREFROM those portions of said land conveyed to the State of Nevada Department of Highways, by Deeds, recorded November 22, 1966, in Book 76, Page 144, Official Records, Elko County, Nevada and March 20, 1967, in Book 18, Page 335, Official Records, Eureka County, Nevada.

Affects the following described land:

**Township 33 North, Range 52 East, M.D.B. & M.**

Section 5: E $\frac{1}{2}$  SE $\frac{1}{4}$ ; NW $\frac{1}{4}$  SE $\frac{1}{4}$ ; SW $\frac{1}{4}$  NE $\frac{1}{4}$ ; SE $\frac{1}{4}$  NW $\frac{1}{4}$  and Lot 3

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

Section 25: SW $\frac{1}{4}$  SE $\frac{1}{4}$ ; SE $\frac{1}{4}$  SW $\frac{1}{4}$

Section 36: N $\frac{1}{2}$  NE $\frac{1}{4}$

**Township 34 North, Range 52 East, M.D.B. & M.**

Section 31: E $\frac{1}{2}$  SE $\frac{1}{4}$ ; NW $\frac{1}{4}$  SE $\frac{1}{4}$ ; NE $\frac{1}{4}$  SW $\frac{1}{4}$ ; SW $\frac{1}{4}$  NE $\frac{1}{4}$ ; SE $\frac{1}{4}$  NW $\frac{1}{4}$  and Lots 1 and 2

Section 32: SW $\frac{1}{4}$  SW $\frac{1}{4}$

FURTHER EXCEPTING FROM PARCELS 1, 2 and 3 except SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 4, Township 33 North, Range 52 East, an undivided 5% interest in and to all the oil, gas and mineral rights lying in and under said land owned by MCKINLEY CATTLE CO., a Nevada corporation as conveyed to LIDO A. PUCCINELLI, LEO J. PUCCINELLI and GERTRUDE F. PUCCINELLI by document recorded June 8, 1967, in Book 82, Page 411, Official Records, Elko County, Nevada, and recorded July 19, 1971, in Book 39, Page 494, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM PARCELS 1, 2 and 3 except Lot 4: SW $\frac{1}{4}$  NW $\frac{1}{4}$ ; SW $\frac{1}{4}$ ; SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 4, Township 33 North, Range 52 East, an undivided one-half interest in all of Grantor's right, title and interest in and to all oil, oil rights, mineral rights, natural gas rights and other hydrocarbons by whatsoever name known together with all geothermal steam and steam power lying in and under said land not conveyed to OCCIDENTAL LAND, INC., by

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EASTWOOD MINERALS and ENERGY COMPANY, a California corporation  
by document recorded November 13, 1975, in Book 221, Page 580, Official  
Records, Elko County, Nevada, and in Book 53, Page 1, Official Records,  
Eureka County, Nevada.

92071541.wmb

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Frontier Title Co.*  
92 AUG 24 P2:00

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEE \$ 11.00

142013

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# DECLARATION OF VALUE

Recording Date 8/24/92 Book 238 Page 018 Instrument # 142013

Full Value of Property Interest Conveyed	\$ <u>279,500.00</u>
Less Assumed Liens & Encumbrances	- <u>                    </u>
Taxable Value (NRS 375.010, Section 4)	\$ <u>279,500.00</u>
Real Property Transfer Tax Due	\$ <u>363.35</u>

If exempt, state reason. NRS 375.090, Section                      Explain:                     

## INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant

Name (Please Print)

Address

City State Zip

## ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Signature of Declarant

PAM AGUIRRE

Name (Please Print)

EL-EU-43202-PA

Escrow Number

FRONTIER TITLE COMPANY

Firm Name

445 Fifth Street

Address

Elko, Nevada 89801

City State Zip

Tax paid for the above transfer on Aug 24 1992 per NRS 375.030, Section 3.

Debra Lee Etcheberry

Signature of Recorder or Representative