

144574

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED is made this day of January, 1993, between ECHO BAY EXPLORATION INC., a Delaware corporation ("Echo Bay"), and WESTERN STATES MINERALS CORPORATION, a Utah corporation ("WSMC"), formerly venturers in THE 25 RANCH VENTURE.

RECITALS

A. Echo Bay and WSMC were parties to a Mining Venture Agreement dated July 8, 1988 (the "25 Ranch Venture"). The 25 Ranch Venture was terminated pursuant to that Agreement for purchase of properties, termination of the 25 Ranch Venture, and formation of the Rock Creek Venture between Echo Bay and WSMC dated effective March 1, 1990 (the "Agreement").

B. Pursuant to the Agreement, the 25 Ranch Venture and Echo Bay Exploration Inc. conveyed certain property known as the 25 Ranch Property to WSMC, pursuant to that Special Warranty Deed (the "Deed") dated effective March 1, 1990, and recorded in the official records of Lander County, Nevada on May 22, 1990, in Book 345 at Page 449, in the official records of Humboldt County, Nevada, on May 21, 1990, in Book 289 at Page 418, in the official records of Elko County, Nevada on May 8, 1990, in Book 720, at Page 862, and in the official records of Eureka County, Nevada, on May 21, 1990, in Book 210 at Page 363.

C. In the Deed, the 25 Ranch Venture and Echo Bay Exploration Inc. reserved from the conveyance to WSMC the mineral interest in certain properties known as the Rock Creek Properties, which were to have been fully described in Exhibit B to the Deed, together with certain mining and access rights to the Rock Creek Properties. The parties, however, inadvertently omitted Exhibit B from the copy of the Deed which was recorded.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Echo Bay and WSMC hereby confirm that from the conveyance to WSMC in the Deed as the Rock Creek Properties more particularly described in Schedule A attached hereto and incorporated herein by reference, together with certain mining and access rights to those



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properties. In all other respects, the Deed is hereby ratified and confirmed.

IN WITNESS WHEREOF, the parties have executed this CORRECTIVE SPECIAL WARRANTY DEED as of the date first above written.

ECHO BAY EXPLORATION INC.,
a Delaware corporation

BY: E.C. Hemstons
E.C. Hemstons (Name)
Exec. VP Ops. (Title)

WESTERN STATES MINERALS
CORPORATION, a Utah
corporation

BY: Arden B. Morrow
Arden B. Morrow, President

ATTEST: [Signature]
SECRETARY

[Signature]
SECRETARY

STATE OF Colorado
COUNTY OF Denver
)
) ss.
)

On this day of January, 1993, personally appeared before me, a notary public, Arden B. Morrow, personally known to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the above instrument on behalf of Echo Bay Exploration Inc., a Delaware corporation.

Witness my hand and official seal.

My commission expires: 4/6/1996

[Signature]
Notary Public



R38129



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PRO

John F. Kennedy
Notary Public

5/16/93

My commission expires:

Witness my hand and official seal.

On this 29 day of January, 1993, personally appeared before me, a notary public, Arden B. Morrow, personally known to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the above instrument on behalf of Western States Minerals Corporation, a Utah corporation.



COUNTY OF JEFFERSON

) ss.)

STATE OF COLORADO

SCHEDULE A

THE ROCK CREEK PROPERTIES

The mineral interest in the following lands in Lander and Eureka Counties, Nevada.

Township 34 North, Range 47 East, Mt. Diablo Base & Meridian

Section 1: All

Section 11: All

Section 13: Lots 1 and 2 (E1/2NE1/4); W1/2NE1/4; W1/2

Section 23: Lots 1 and 2 (S1/2SW1/4); N1/2SW1/4; N1/2

Township 34 North, Range 48 East, Mt. Diablo Base & Meridian

Section 5: Lots 1, 2, 3 and 4 (W1/2W1/2); E1/2W1/2; NE1/4

Section 7: Lots 1, 2, 3 and 4 (N1/2N1/2); S1/2N1/2; SW1/4

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OFFICIAL RECORDS

RECORDED AT THE REQUEST OF

Western States Minerals

93 FEB 26 P1:46

EUREKA COUNTY, NEVADA
M.N. REBALZATI, RECORDER

FILE NO. FEES \$800

149574

FEE #800 FILE # 335092

FILED FOR RECORD

AT REQUEST OF

Western States Minerals Corp.

93 FEB-9 AM:11

RECORDED BK 812 PG 391
JERRY D. REYNOLDS
ELKO CO. RECORDER

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335092

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CERTIFICATION OF COPY
STATE OF NEVADA)
COUNTY OF ELKO) ss.
I, JERRY D. REYNOLDS, the duly elected and
qualified Recorder of Elko County, in the State of
Nevada, do hereby certify that this is a true, full
and correct copy of the instrument now on record
in this office. IN WITNESS WHEREOF, I have
hereunto set my hand and affixed the seal of my
office, in Elko, Nevada this
day of February, A.D. 1993
JERRY D. REYNOLDS, COUNTY RECORDER
(SEAL)

DECLARATION OF VALUE

Recording Date 2/26/93 Book 245 Page 281 Instrument # 144574

Full Value of Property Interest Conveyed
Less Assumed Liens & Encumbrances
Taxable Value (NRS 375.010, Section 4)
Real Property Transfer Tax Due

\$ N/A
\$ N/A
\$ N/A
\$ N/A

If exempt state reason, NRS 375.090, Section 4) explain:
RPTT paid 0/R 210, page 363. This is a corrective deed only concerning a transfer of real property (25 Ranch) that occurred two years ago. See recording information in Recital B. It is simply to clarify a certain reservation of minerals in the original deed.

Escrow Holder only. Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

INDIVIDUAL

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

William R. Conroy
Signature of Declarant SECRETARY
Name (Please Print) WESTERN STATES MINERALS
Address 4975 VAN GORDON ST
WHEAT RIDGE CO 80033
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

Name (Please Print)

Escrow Number

Firm Name

Address

City

State

Zip

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

2-26, 1993

Signature of Record or Representative

William R. Conroy - Deputy