

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 8th day of February, 1993, from The Rock Creek Venture, a joint venture/consisting of ECHO BAY EXPLORATION INC., a Delaware corporation, whose address is 370 17th Street, Suite 4050, Denver, Colorado 80202 ("Echo Bay") and WESTERN STATES MINERALS CORPORATION, a Utah corporation, whose address is 4975 Van Gordon Street, Wheat Ridge, Colorado 80033 ("WSMC"), as all of its ventures, to WSMC.

RECITALS

A. Echo Bay and WSMC are Participants in the Rock Creek Mining Venture (the "Mining Venture") pursuant to that Rock Creek Mining Venture Agreement dated March 1, 1990 (the "Venture Agreement"). Echo Bay owns approximately an undivided forty-two percent (42%) interest and WSMC owns approximately an undivided fifty-eight percent (58%) interest in the Mining Venture, which the parties entered into to conduct exploration, evaluation, development and, if warranted, mining on certain properties more particularly described in Part 1 of Exhibit A attached hereto and incorporated herein by reference (the "Properties"), or within an Area of Interest more particularly described in Part 2 of Exhibit A.

B. WSMC and Echo Bay have agreed to terminate the Venture Agreement pursuant to the terms and conditions of that Agreement for purchase of Properties and Termination of the Rock Creek Venture between Echo Bay and WSMC of even date herewith (the "Agreement") and in accordance therewith, the Mining Venture is conveying all of its interest in the Properties to WSMC, reserving a Net Smelter Returns royalty on the production of ores, minerals, metals and materials found in, on or under a portion of the Properties (the "Royalty"), as more fully set forth in the Agreement.

AGREEMENT

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the Mining Venture does hereby grant, bargain and sell to WSMC, its successors and assigns forever, all of its right, title and interest in and to those unpatented mining claims described in Exhibit A attached hereto and incorporated herein by reference (the "Claims"), and the mineral interest in those fee lands also described in Exhibit A, excepting and reserving to Echo Bay, its successors and assigns, only the Royalty described above.

TOGETHER WITH all and singular the rights,
privileges, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, and together with all
lodes, ledges, veins and mineral-bearing rock, both known
and unknown, lying within the boundaries of the claims,
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, and all and singular the
tenements and hereditaments thereunto or in anywise
appertaining, and the rents, issues and profits thereof; and
also all the estate, right, title, interest, property,
possession, claim and demand whatsoever, as well in law as
in equity, of the Mining Venture of, in or to the claims and
every part and parcel thereof, including all after-acquired
title.

IN WITNESS WHEREOF, Echo Bay and WSMC, as all of
the venturers in the Rock Creek Venture, have executed this
Special Warranty Deed as of the date first above written.

THE ROCK CREEK VENTURE

WESTERN STATES MINERALS

CORPORATION

By Arden B. Morrow, President

ECHO BAY EXPLORATION INC.

By Vice Pres.



[Signature]
Notary Public

My commission expires:

Witness my hand and official seal
MY COMMISSION EXPIRES 4/6/1996

Exploration Inc., a Delaware corporation.
executed the above instrument on behalf of Echo Bay
subscribed to the above instrument, who acknowledged that he
personally known to me to be the person whose name is
appeared before me, a notary public, 1993, personally
on this 15th day of February, 1993, personally



STATE OF Colorado
COUNTY OF Jefferson
)
) ss.

[Signature]
Notary Public

My commission expires:

1/25/96

Witness my hand and official seal.

Minerals Corporation, a Utah corporation.
executed the above instrument on behalf of Western States
subscribed to the above instrument, who acknowledged that he
personally known to me to be the person whose name is
appeared before me, a notary public, Arden B. Morrow,
on this 15th day of February, 1993, personally

STATE OF Colorado
COUNTY OF Jefferson
)
) ss.

EXHIBIT A

THE PROPERTIES

PART 1

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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The following unpatented lode mining claims located in Section 32, Township 35 North, Range 48 East, Mt. Diablo Base and Meridian, Eureka County, Nevada:

Eureka County
Recording Information

Claim Name	Book	Page	BLM Serial No.
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ROGER #2	139	515	NMC-315520
ROGER #4	139	516	NMC-315521
ROGER #6	139	517	NMC-315522
ROGER #8	139	518	NMC-315523
ROGER #10	139	519	NMC-315524
ROGER #12	139	520	NMC-315525
ROGER #14	139	521	NMC-315526
ROGER #16	139	522	NMC-315527
ROGER #18	139	523	NMC-315528
ROGER #25	139	524	NMC-315529
ROGER #26	139	525	NMC-315530
ROGER #27	139	526	NMC-315531
ROGER #28	139	527	NMC-315532
ROGER #29	139	528	NMC-315533
ROGER #30	139	529	NMC-315534
ROGER #31	139	530	NMC-315535
ROGER #32	139	531	NMC-315536
ROGER #33	139	532	NMC-315537
ROGER #34	139	533	NMC-315538
ROGER #35	139	534	NMC-315539
ROGER #36	139	535	NMC-315540
ROGER #37	139	536	NMC-315541
ROGER #38	139	537	NMC-315542
ROGER #39	139	538	NMC-315543
ROGER #40	139	539	NMC-315544
ROGER #41	139	540	NMC-315545
ROGER #42	139	541	NMC-315546

EUREKA COUNTY CLAIM GROUP MAP DOCUMENT NO. 100627

The following unpatented lode mining claims located in Section 32, Township 35 North, Range 48 East, Mt. Diablo Base and Meridian, Lander County, Nevada:

Lander County
Recording Information

Claim Name	Book	Page	BLM Serial No.
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ROGER #1	259	356	NMC-352213
ROGER #3	259	357	NMC-352214
ROGER #9	259	358	NMC-352215
ROGER #11	259	359	NMC-352216
ROGER #13	259	360	NMC-352217
ROGER #15	259	361	NMC-352218
ROGER #17	259	362	NMC-352219

LANDER COUNTY CLAIM GROUP MAP DOCUMENT NO. 130446

The following unpatented lode mining claims located in Sections 6 and 7, Township 34 North, Range 48 East, Mt. Diablo Base and Meridian, Lander County, Nevada:

Lander County
Recording Information

Claim Name	Book	Page	BLM Serial No.
ROGER G 19	341	088	NMC-584173
ROGER G 20	341	089	NMC-584174
ROGER G 21	341	090	NMC-584175
ROGER G 22	341	091	NMC-584176
ROGER G 23	341	092	NMC-584177
ROGER G 24	341	093	NMC-584178
ROGER 43	341	094	NMC-584179
ROGER 44	341	095	NMC-584180
ROGER 45	341	096	NMC-584181
ROGER 46	341	097	NMC-584182
ROGER 47	341	098	NMC-584183
ROGER 48	341	099	NMC-584184

LANDER COUNTY MAP DOCUMENT NO. 163107

The following unpatented lode mining claims located in Sections 3, 4, 5, 8, 9 and 10, Township 34 North, Range 48 East, and Sections 32, 33 and 34, Township 35 North, Range 48 East, Mt. Diablo Base and Meridian, Eureka County, Nevada:

Eureka County
Recording Information

Claim Name Book Page File No. BLM Serial No.

RKS 1	206	582	131019	NMC-584137
RKS 2	206	583	131020	NMC-584138
RKS 3	206	584	131021	NMC-584139
RKS 4	206	585	131022	NMC-584140
RKS 5	206	586	131023	NMC-584141
RKS 6	206	587	131024	NMC-584142
RKS 7	206	588	131025	NMC-584143
RKS 8	206	589	131026	NMC-584144
RKS 9	206	590	131027	NMC-584145
RKS 10	206	591	131028	NMC-584146
RKS 11	206	592	131029	NMC-584147
RKS 12	206	593	131030	NMC-584148
RKS 13	206	594	131031	NMC-584149
RKS 14	206	595	131032	NMC-584150
RKS 15	206	596	131033	NMC-584151
RKS 16	206	597	131034	NMC-584152
RKS 17	206	598	131035	NMC-584153
RKS 18	206	599	131036	NMC-584154
RKS 19	206	600	131037	NMC-584155
RKS 20	207	001	131038	NMC-584156
RKS 21	207	002	131039	NMC-584157
RKS 22	207	003	131040	NMC-584158
RKS 23	207	004	131041	NMC-584159
RKS 24	207	005	131042	NMC-584160
RKS 25	207	006	131043	NMC-584161
RKS 26	207	007	131044	NMC-584162
RKS 27	207	008	131045	NMC-584163
RKS 28	207	009	131046	NMC-584164
RKS 29	207	010	131047	NMC-584165
RKS 30	207	011	131048	NMC-584166
RKS 31	207	012	131049	NMC-584167
RKS 32	207	013	131050	NMC-584168
RKS 33	207	014	131051	NMC-584169
RKS 34	207	015	131052	NMC-584170
RKS 35	207	016	131053	NMC-584171
RKS 36	207	017	131054	NMC-584172

EUREKA COUNTY MAP DOCUMENT NO. 131055

EXHIBIT A

AREA OF INTEREST

PART 2

T34N, R47E, MDB&M, Lander County, Nevada
Sections 1, 2, 11, 12, 13, 14, 23, 24

T35N, R47E, MDB&M, Lander County, Nevada
Sections 13, 14, 23, 24, 25, 26, 35, 36

T34N, R48E, MDB&M, Lander & Eureka Counties, Nevada
Sections 2 through 11, 14 through 23

T35N, R48E, MDB&M, Lander & Eureka Counties, Nevada
Sections 14 through 23, 26 through 35

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Walter J. H. Murrell
93 MAR -2 P4:13

EUREKA COUNTY, NEVADA
M.N. REBAL EATI, REORDER
FILE NO. 13-

144861

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