

*For Mary* This Special Warranty Deed, effective as of the *2nd* day of February, 1993, is from R. D. Rubright, also known as Richard D. Rubright, and Mary Jo Rubright, husband and wife, and Fred Kurtz ("Grantors"), to High Desert Mineral Resources of Nevada, Inc., a Nevada corporation, whose address is P.O. Box 2008, Eiko, Nevada 89801 ("High Desert"), and Newmont Gold Company, a Delaware corporation, whose address is 1700 Lincoln Street, Denver, Colorado 80203 ("Newmont"). High Desert and Newmont are herein collectively referred to as "Grantees."

Grantors entered a Lease and Option, dated August 13, 1969, with the Bullion Monarch Company, ("Lease and Option") a copy of which is recorded in Book 71 at Pages 433-41 of the Eureka County, Nevada records. Grantors hereby ratify the Lease and Option. Grantors acknowledge that the Lease and Option shall terminate upon execution of this Special Warranty Deed.

Grantees are the successors in interest to all rights and interests of the Bullion Monarch Company under the Lease and Option. Grantees have exercised the option granted by the Lease and Option to purchase the unpatented mining claims subject thereto.

By a Durable Power of Attorney, dated May 14, 1982, grantor Mary Jo Rubright, who is now living, made, constituted and appointed grantor Richard D. Rubright to be her Attorney-in-Fact, authorizing and empowering him, among other matters, to take all actions necessary or appropriate with respect to the Lease and Option and the mining claims subject thereto, to sell the claims subject to the Lease and Option and to execute all documents and conveyances for her and on her behalf with respect to the Lease and Option and the mining claims subject thereto. Grantor Richard D. Rubright hereby represents that the Durable Power of Attorney referred to above was validly granted and remains in full force and effect.

For U.S. Fifty-seven Thousand Five Hundred Dollars (\$57,500), paid one-half (\$28,750) to Richard D. Rubright and Mary Jo Rubright and one-half (\$28,750) to Fred Kurtz, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, Grantors hereby grant to Grantees, in the proportions of an undivided sixty percent (60%) to Newmont and an undivided forty percent (40%) to High Desert, the following unpatented mining claims, situated in Township 35 North, Range 50 East of the Mt. Diablo Base & Meridian, Eureka County, Nevada:

Location Certificate      Recording Data      Book      Page      BIM Serial      Number(s)      Claim

Badger	G	422	N-MC-11243	Badger (Amended and Additional Location)
Badger No. 1	G	423	N-MC-11244	Badger No. 1 (Amended and Additional Location)
Unity No. 1	H	247	N-MC-11240	Unity No. 1
Unity No. 2	H	248	N-MC-11241	Unity No. 2
Junction	H	330	N-MC-11445	Junction
Compromise No. 4	C	260	N-MC-11245	Compromise No. 4 (Amended and Additional Location)
Compromise No. 5	C	218	N-MC-11442	Compromise No. 5 (Amended and Additional Location)
Compromise No. 6	C	219	N-MC-11443	Compromise No. 6 (Amended and Additional Location)
Compromise No. 7	C	220	N-MC-11444	Compromise No. 7 (Amended and Additional Location)
Lamira	D	393	N-MC-11242	Lamira (Amended and Additional Location)

Together with all fixtures and improvements of every kind and character and all ores and minerals situated thereon.

TO HAVE AND TO HOLD, the above-described unpatented mining claims, together with all appurtenances thereto, unto grantees, and their successors and assigns, forever; and grantors, for themselves and their heirs, personal representatives, successors and assigns, warrant to and agree with grantees, their successors and assigns, that the above-described unpatented claims are free and clear of all claims, liens, security interests, royalties, burdens and encumbrances, of any nature, created by, through or under the grantors or any of them, and grantors shall warrant and forever defend the title of grantees, their successors and assigns, to the above-described unpatented mining claims against

all persons now or hereafter claiming an interest therein by, through or under the Grantors, or any of them.

Grantors:

R. D. Rubright  
R. D. Rubright

Mary Jo Rubright  
By Richard D. Rubright  
Attorney-in-Fact

Fred Kurtz  
Fred Kurtz

COUNTY OF Wasatch  
STATE OF UTAH  
)  
) ss.  
)

On this And day of March, 1993 before me the undersigned, a notary public, in and for Wasatch County, personally appeared R. D. Rubright, also known as Richard D. Rubright, known or proved to me to be the person whose name is subscribed to the above Special Warranty Deed in his own capacity and as the attorney in fact of Mary Jo Rubright, and acknowledged to me that he subscribed his own name in his individual capacity and as attorney-in-fact.

Sonya Mitchell  
Notary Public

Commission expires: Jan. 5, 1995

[SEAL]



On this 23rd day of February, 1993 before me the undersigned, a notary public in and for Henry County, personally appeared Fred Kurtz, known or proved to me to be the person whose name is subscribed to the above Special Warranty Deed, and who acknowledged to me that he subscribed to the above Special Warranty Deed.

Shirley Tucker  
Notary Public  
Commission expires: 9-19-94



COUNTY OF Henry  
STATE OF IOWA

)  
) ss.  
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BOOK 246 PAGE 132  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Measurement Exploration  
93 MAR 10 P4 54  
EUREKA COUNTY, NEVADA  
M.N. REBALCATTI, RECORDER  
FILE NO. 144875  
FEE \$ 802

BOOK 246 PAGE 135

144875

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