

DEED

153148

RUBY HILL MINING COMPANY, a Nevada corporation, grantor, for value received, hereby grants bargains and sells to Michael D. and Kathryn I. Latty, whose address is P.O. Box 249, Eureka, Nevada 89316. Grantee, the following real property situate in the County of Eureka, State of Nevada, located in the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 19 North, Range 53 East (Mount Diablo Meridian), more particularly described as follows:

Parcel 4 of Parcel No. 01-011-09 as shown on the Eureka Town Plat and Parcel Map, containing 0.660 acres.

All subject to the following:

- a. Existing taxes and assessments;
- b. Rights of others with respect to existing roads, fence lines, and power, telephone and pipe lines;

c. All exceptions, conditions, stipulations, reservations, easements, restrictions and encumbrances pertaining to the property and contained in the patents from the United States of America or in conveyances to grantor and its predecessors in interest;

d. Any law, ordinance, or governmental regulation (including but not limited to building and zoning laws, ordinances and regulations) restricting, regulating, prohibiting or relating to the occupancy, use or enjoyment of the described real property and the character, dimensions or location of any improvement now or hereafter erected on the described real property;

e. The real property described herein is sold "where is" and "as is", without warranties, except as described above, and grantee has made or caused to be made all visual and environmental assessments and due diligence investigations of the described real property that they desire and accept the described real property in its present physical condition. Also, by acceptance of the deed and the described real property, grantee hereby waives, releases, discharges, indemnifies and holds grantor harmless and will defend grantor against any and all claims, demands, suits, costs (including attorneys' fees), judgments, damages, losses, fines and liabilities arising out of judicial or administrative action under federal, state and local environmental laws and implementing regulations, both present and future, for investigations, removal, response, remediation and reclamation affecting the described real property.

Dated 3-16, 1994.

RUBY HILL MINING COMPANY

By: Gary L. Barker
Gary L. Barker, President

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EUREKA COUNTY, NEVADA
M.N. REBAL EATL, RECORDER
FILE NO. FEES \$ 8.00

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Mike Raity
94 JUN 21 P1:16

DIANA B. HOUGHTON
NOTARY PUBLIC - STATE OF UTAH
1401 WEST 2060 NORTH
HELPER, UTAH 84526
COMM. EXP. 8-14-97



My Commission expires: 8/14/97

Notary Public
Residing at:

Diana B. Houghton

On the 16 day of MARCH, 1994, personally appeared before me, a notary public, Gary L. Barker, President of RUBY HILL MINING COMPANY, a Nevada corporation, 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 on behalf of said corporation.

STATE OF UTAH
)
) ss.
)
COUNTY OF CARBON