

SPECIAL WARRANTY DEED AND ASSIGNMENT

THIS SPECIAL WARRANTY DEED AND ASSIGNMENT, made effective August 17, 1994, is from HIGH DESERT MINERAL RESOURCES OF NEVADA, INC., a Nevada corporation ("Grantor"), whose address is P.O. Box 2008, Elko, Nevada 89801, to NEWMONT GOLD COMPANY, a Delaware corporation ("Grantee"), whose address is 1700 Lincoln Street, Denver, Colorado 80203.

Recitals

Grantor and Grantee are parties to the Newmont Gold and High Desert Venture Agreement dated as of December 23, 1991 (the "Venture Agreement"), a memorandum of which is recorded in Book 230 at Pages 487-500 of the records of Eureka County, Nevada.

Pursuant to an amendment of even date to the Venture Agreement (the "First Amendment"), Grantor desires to grant and assign to Grantee an undivided 60% interest in the royalty interest excepted and reserved by Earl A. Poulsen and Kenneth J. Poulsen in the Warranty Deed, dated September 28, 1988, a copy of which is recorded in Book 185 (Official Records) at Pages 73-75 and also in Book 193 (Official Records) at Pages 408-10 of the records of Eureka County, Nevada, conveyed by Earl A. Poulsen and Kenneth J. Poulsen to High Desert Mineral Resources of Nevada, Inc. pursuant to Deed and Assignment dated effective June 12, 1992, a copy of which is recorded in Book 244 (Official Records) at Pages 272-74 of the records of Eureka County, Nevada, which royalty interest relates to mineral production from the patented claims described in Exhibit A hereto, including any additional interest in such royalty interest acquired pursuant to the Judgment dated March 21, 1994, entered in the action styled High Desert Mineral Resources of Nevada, Inc. and Newmont Gold Company v. G.R. Adams, et al., in the Seventh Judicial District of the State of Nevada, in and for the county of Eureka, a copy of which is recorded in Book 266 (Official Records) at Pages 584-605 of the records of Eureka County, Nevada (the "Poulsen Royalty"), subject to Grantee's contribution of such interest in the Poulsen Royalty to the Newmont Gold and High Desert Venture pursuant to the first Amendment.

Special Warranty Deed and Assignment

In consideration of the execution and delivery by the parties of the First Amendment and other good and valuable consideration, Grantor hereby grants and assigns to Grantee

subject to the Venture Agreement an undivided 60% interest in

and to the Poulсен Royalty.
TO HAVE AND TO HOLD such undivided 60% interest in
the Poulсен Royalty, unto grantee, and its successors and
assigns forever, subject to the obligation of grantee to
contribute such undivided 60% interest in the Poulсен Royalty
to the Newmont Gold and High Desert Venture pursuant to the
First Amendment. It is the intent of grantor and grantee that
this Special Warranty Deed and Assignment be given effect
prior to the contribution by grantee of such interest to the
Newmont Gold and High Desert Venture pursuant to the First
Amendment.

THIS SPECIAL WARRANTY DEED AND ASSIGNMENT IS MADE
WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS,
IMPLIED OR STATUTORY, except that grantor, for itself and its
successors and assigns, warrants to and agrees with grantee,
its successors and assigns, that the Poulсен Royalty is free
and clear of all claims, liens, security interests, burdens,
and encumbrances, of any kind or nature, created by, through
or under grantor, and grantor shall warrant and forever defend
the title of grantee, its successors and assigns, to the
Poulсен Royalty against all persons now or hereafter claiming
an interest therein by, through or under grantor.

HIGH DESERT MINERAL RESOURCES
OF NEVADA, INC., a Nevada
corporation

BY: Ronald Halavais
Ronald Halavais
Chief Executive Officer
Date Executed: August 17, 1994

BY: P. Lee Halavais
P. Lee Halavais
Vice President
Date Executed: August 17, 1994

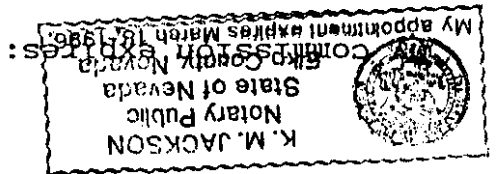
STATE OF NEVADA
COUNTY OF ELKO

)
) ss.
)

On this 17th day of August, 1994, before me the undersigned, a notary public in the County of Elko in the State of Nevada duly commissioned and sworn, personally appeared Ronald Halavais and P. Lee Halavais, known or proved to me to be the persons who executed the above Special Warranty Deed and Assignment, in their respective capacities as Chief Executive Officer and Vice President of High Desert Mineral Resources of Nevada, Inc., a Nevada corporation, on behalf of said corporation.

Kin Jackson
Notary Public

March 18, 1996



(SEAL)



Exhibit A

To
Special Warranty Deed and Assignment
From
High Desert Mineral Resources of Nevada, Inc.
to
Newmont Gold Company

As used in the Special Warranty Deed and Assignment to which this Exhibit A is attached, "Patented Claims" means the following patented mining claims:

Township 35 North, Range 50 East
of the M.D.B. & M., Eureka County,
Nevada

United States	United States	Claim
Survey No.	Patent No.	

4332	783757	Big Six No. 3
4422	881735	Holt
4528	935874	July
4393	945439	Great Divide
4527	946758	Bald Eagle

Eureka County Assessor Information: Parcel No. 410-000-71; Roll No. 03178; District 4.0.

BOOK 275 PAGE 173
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
NEWMONT GOLD COMPANY
94 SEP 16 AM 11:12
EUREKA COUNTY, NEVADA
M.M. REDALEATI, RECORDER
FILE NO. _____
FEES /0 -

155147

BOOK 275 PAGE 176

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