

THIS INDENTURE, made this 1st day of December, 1997, between Joan Groven through attorney-in-fact Peter W. Laczay, party of the first part, and De Motte Investments L.P., a Delaware L.P., party of the second part;

WITNESSETH, that the said party of the first part, for TEN (\$10.00) DOLLARS and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby forever quitclaim, convey, remise and release unto said party of the second part, all the first party's right, title and interest in the following group of lode mining claims situated in Sections 20, Township 34 North, Range 50 E., Nevada Meridian, EUREKA COUNTY, State of Nevada, to-wit:

Claim Name	B.L.M. #	County Recording#	Book	Page
CS #1	NMC 696985	151901	267	282
CS #2	" 696986	151902	267	283
CS #3	" 696987	151903	267	284
CS #4	" 696988	151904	267	285
CS #5	" 696989	151905	267	286
CS #6	" 696990	151906	267	287
CS #7	" 696991	151907	267	288
CS #8	" 696992	151908	267	289
CS #9	" 696993	151909	267	290
CS #10	" 696994	151910	267	291

RESERVING, however, unto first party a royalty of three percent (3%) of net smelter returns from all ores or concentrates shipped from the premises. By net smelter return is meant the net proceeds received for product sold to a bona fide purchaser after deducting therefrom the cost of smelting, freight charges from the concentrator to a smelter, severance taxes, and any other tax levied on ore, product or on the production or value thereof. TO HAVE AND TO HOLD the same unto the said party of the second part IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Joan Groven
Special attorney-in-fact for Joan Groven

STATE OF IDAHO
County of Kootenai

On this 12th day of January, 1998, before me, personally appeared Peter W. Laczay, attorney-in-fact, known to be the person who executed the within instrument and who acknowledged to me that he has executed the same as his voluntary act and deed for the uses and purposes therein mentioned.

Notary Public for the State of Idaho
My commission expires: 12/14/2002

BOOK 317 PAGE 340
RECORDED AT THE REQUEST OF
Peter W. Laczay
98 JAN 20 AM 9:44
EUREKA COUNTY NEVADA
MIN. REQUAL. RECORDED
FILE NO. FEES 7.00