

172203

When recorded, return to:

David R. Faley
Newmont Gold Company
1700 Lincoln, 28th Floor
Denver, Colorado 80203

GRANT, BARGAIN AND SALE DEED

This Indenture, made this 3rd day of May, 1999, between Elko Land and Livestock Company, a Nevada corporation ("Grantor"), and Newmont Gold Company, a Delaware corporation ("Grantee");

WITNESSETH:

That the Grantor, in consideration of the sum of ten dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, grants, bargains and sells unto the Grantee, and to its successors and assigns, all that certain real property situate in the Counties of Eureka and Elko, State of Nevada, more particularly described in Exhibit A attached hereto and incorporated herein by reference; together with all right, title, and interest in and to the improvements, rights, privileges, royalties, easements, reversions, remainders, rents, issues, and profits which are appurtenant to or obtained from such real property, and all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs, wells and all other means for the diversion or use of water appurtenant to the said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stockwatering, domestic or any other use, or for the drainage of all or any part of said lands, including, but without limitation thereto, the water adjudicated as appurtenant to the said property or any part thereof by any pertinent decree or proceeding, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to the above-described real property, or any part thereof;

To Have And To Hold the said premises, together with the appurtenances, unto the Grantee, and to its successors and assigns, forever, subject, however, to the matters described on Exhibit B attached hereto and incorporated herein by this reference.

In Witness Whereof, the Grantor has executed this conveyance the day and year first above written.

Elko Land and Livestock Company

By:

Name:

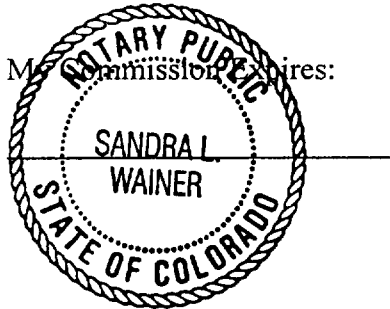
Title:

Timothy J. Schmitt
Secretary

STATE OF COLORADO)
)
CITY AND COUNTY OF DENVER)

On this 3rd day of May, 1999, personally appeared before me, a Notary Public,
Timothy J. Schmitt Secretary of Elko Land and Livestock Company,
personally known or proved to me to be the person whose name is subscribed to the
above instrument who acknowledged to me that he executed the above instrument on
behalf of Elko Land and Livestock Company.

Sandra A. Wainer
Notary Public



My Comm. Expires 12/05/2002

Exhibit A

Legal Description

Parcel 1: An undivided three-eighths (3/8) interest in and to all minerals lying in, on and under that certain real property more particularly described as follows:

Township 36 North, Range 49 East, Mount Diablo Meridian, Elko County, Nevada

Section 12: SW1/4NE1/4; N1/2SW1/4; SW1/4SW1/4; NW1/4SE1/4

Township 36 North, Range 49 East, Mount Diablo Meridian, Eureka County, Nevada

Section 13: SE1/4SW1/4; SW1/4SE1/4

Section 14: SE1/4SW1/4

Section 23: SE1/4NE1/4; E1/2NW1/4; SW1/4; N1/2SE1/4

Section 24: N1/2NW1/4; SW1/4NW1/4

Township 36 North, Range 49 East, Mount Diablo Meridian, Eureka County, Nevada

Section 22: S1/2SE1/4

Section 27: E1/2

Township 36 North, Range 50 East, Mount Diablo Meridian, Eureka County, Nevada

Section 19: S1/2NW1/4NE1/4; SE1/4NE1/4

Parcel 2: The surface and all surface rights in and to that certain real property more particularly described as follows:

Township 36 North, Range 49 East, Mount Diablo Meridian, Eureka County, Nevada

Section 22: S1/2SE1/4

Section 27: SE1/4SW1/4; E1/2

The above being part of APN 004-020-08

Township 36 North, Range 49 East, Mount Diablo Meridian, Eureka County, Nevada

Section 35: N1/2SW1/4

The above being part of APN 004-020-22

Exhibit B

List of Encumbrances

SUBJECT TO:

1. Reservations and exceptions of the right to use all water needed for the operating and repairing of said Railroad which rises on said land, and the right of way to conduct water arising on other lands, across said lands in pipes or aqueducts for said purposes contained in Deeds from the CENTRAL PACIFIC RAILROAD COMPANY, recorded in the Office of Eureka County, affecting portions of Parcel 2 described herein.
2. Reservations and exceptions contained in Deed from THOMAS HILDREDTH,
Recorded : April 8, 1891
: in Book 13, Page 413,
: Deed Records, Eureka County, Nevada.
Affects : A portion of the Property

Said reservation and exception recites as follows:

". . . excepting such mines and lands appertaining thereto as are owned and held by said party of the first part on this the first day of December, 1876."

3. Reservations and exceptions contained in Deed from JOE FILIPPINI,
Recorded : December 1, 1941,
: in Book 22, Page 261,
: Deed Records, Eureka County, Nevada.
Affects : A portion of the Property

Said reservation and exception recites as follows:

". . . provided, however, the first party reserves from this conveyance the right in and to the water and water rights herein mentioned for the purpose of watering any of his livestock."

". . . provided, however, that the conveyance of the lands above described is subject to all easements and rights-of-way now existing in, upon and across said land, but not reserving the reversionary interest therein, if any exists, and there is further reserved from the operation of this conveyance and for the use and benefit of the first party, all water rights in connection with the so-called "ROSE DAM AND DITCH RIGHTS" and all other water rights on lands retained by the first party."

4. That certain reservation of one-half of all oil, gas, gasoline and other hydrocarbon substances by Horseshoe Cattle Company, a Nevada corporation, by Deed

recorded September 19, 1955, in Book 24, Page 454, Deed Records, Eureka County, and in Book 68, Page 304, Deed Records, Elko County, Nevada.

5. That certain reservation of one-fourth of all oil, gas, gasoline and other hydrocarbon substances by S.A. Camp Ginning Company, a California corporation, Kenneth Mebane and T S Ranch, a co-partnership, composed of S.A. Camp Ginning Company and Kenneth Mebane, Inc., on November 14, 1961, reserved in Deed recorded November 21, 1961, in Book 26, Page 133, Deed Records, Eureka County, and in Book 20, Page 105, Official Records, Elko County, Nevada.
6. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto,
Granted to : THE UNITED STATES DEPARTMENT OF THE INTERIOR,
: BUREAU OF LAND MANAGEMENT
Purpose : for Rodeo Creek Seeding and Contour Ripping
Recorded : September 7, 1966
: in Book 12, Page 71, as Document No. 42575
: Official Records of Eureka County, Nevada.

Affects the following described land:

TOWNSHIP 36 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 12: SW1/4SW1/4;
Section 13: SE1/4SW1/4; SW1/4SE1/4;
Section 14: SE1/4SW1/4;
Section 22: S1/2SE1/4;
Section 23: E1/2NW1/4; N1/2SW1/4;

TOWNSHIP 36 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 19: N1/2NE1/4; SE1/4NE1/4; SE1/4; NW1/4;
Section 20: W1/2SW1/4;
Section 30: E1/2NE1/4

7. Notice and Agreement, dated December 10, 1974, executed by Charles B. Thornton, granting to NL Industries, Inc., the right and privilege to use a certain road variously known as the Boulder Valley Road and Rossi Haul Road, together with agreements pertaining thereto, recorded April 4, 1975, in Book 51, Page 243, Official Records, Eureka County, Nevada.
8. An Assignment of Easement Agreements by and between T Lazy S Ranch, a general partnership and Elko Land and Livestock Company, was recorded August 28, 1982, in Book 104, Page 481, Official Records, Eureka County, Nevada.

9. An easement affecting a portion of said land for the purposes stated therein, together with incidental rights thereto,
 - Granted to : WESTERN STATES MINERALS - JVI
 - Purpose : for electric transmission lines
 - Recorded : August 25, 1986
 - : in Book 148, Page 39, as Document No. 104511
 - : Official Records of Eureka County, Nevada.
 - Affects : a portion of the Property

10. An easement affecting the portion of said land for the purposes stated therein, together with incidental rights thereto,
 - Granted to : SIERRA PACIFIC POWER COMPANY
 - Purpose : for electric transmission facilities
 - Recorded : December 13, 1993
 - : in Book 262, Page 511, as Document No. 149729
 - : Official Records of Eureka County, Nevada.
 - Affects : a portion of Section 22, TOWNSHIP 36 NORTH,
 - : RANGE 49 EAST, M.D.B.&M.

11. Purchase Option Agreement granting an option to purchase said land, executed by and between the parties named therein, under the terms and conditions therein provided, which has been amended so that the Property no longer is subject thereto,
 - Executed by : ELKO LAND and LIVESTOCK COMPANY, a
 - : Nevada Corporation
 - Granted to : NEWMONT GOLD COMPANY, a Delaware Corporation
 - Recorded : June 12, 1995
 - * : in Book 283, Page 414,
 - : Official Records of Eureka County, Nevada
 - Recorded : June 13, 1995
 - : in Book 895, Page 629
 - : Official Records of Elko County, Nevada
 - Affects : Property including that described on Exhibit A hereto.

12. Rights to use the surface of the Property that are transitory and may be relocated at the option of the owner of the surface interest without compensation to the users thereof or that will not otherwise materially interfere with use of the Property for exploration, development or mining purposes.

13. Power line easements which are of record and/or the existence of which are observable from a physical inspection of the Property.

14. Rights granted to third parties to traverse existing roads located on the Property with light vehicles, which rights will not preclude relocation of any such roadway.

15. Interests previously granted to Grantee or its affiliates.

16. Reservations and exceptions of rights of way contained in patents from the United States of America affecting the Property.

COPY

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BOOK 326 PAGE 569
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Newmont Gold Co.
99 MAY -6 PM 1:17

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 13.00
172203

BOOK 326 PAGE 575

DECLARATION OF VALUE
Eureka COUNTY, NEVADA

Recording Date 5/6/89 Book 326 Page 569 Instrument # 172203

Full Value of Property Interest Conveyed \$ _____
Less Assumed Liens & Encumbrances -- _____
Taxable Value (NRS 375.010, Section 4) S _____
Real Property Transfer Tax Due S _____

If exempt, state reason. NRS 375.090, Section 375.090 (12d.) Explain: _____

Escrow Holder only: Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

[Signature]
Signature of Declarant

Newmont Gold Company SHARON R. BYRAM
Name (Please Print)

.555 Fifth Street
Address

Elko Nevada 89801
City State Zip

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Signature of Declarant

Name (Please Print)

Escrow Number

Firm Name

Address

City State Zip

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on 1/1

ELCO GBS to NGC.