

When recorded, return to:  
John E. Marvel  
Marvel & Kump, Ltd.  
P.O. Box 2645  
Elko, NV 89803  
Mail tax statements to:  
Slagowski Ranches, Inc.  
Pine Valley  
HC 65, Box 30  
Carlin, NV 89822

APN: 5-650-10

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Slagowski Ranches Inc*  
2003 NOV -6 AM 10:01

EUREKA COUNTY NEVADA  
M.H. REBEATH, RECORDER  
FILE NO. FEES 16.00

183162

## GRAT, BARGAIN AND SALE DEED

**THIS INSTRUMENT** is made and entered into this \_\_\_ day of October, 2003, by and between **CORTEZ JOINT VENTURE**, a Nevada joint venture comprised of **Placer Cortez Inc.**, a Delaware corporation and **Kennecott Explorations (Australia) Limited**, a Delaware corporation, "Grantor," and **SLAGOWSKI RANCHES, INC.**, a Nevada corporation, "Grantee."

### WITNESSETH:

That the said Grantor, for good and valuable consideration given by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell, and convey unto the said Grantee, and its successors and assigns, all that certain property situate, lying, and being in the County of Eureka, State of Nevada, and more particularly described as follows, to-wit:

**SUBJECT TO** all conditions, encroachments, codes, laws, zoning ordinance restrictions and regulations, if any, which apply to the property.

**SUBJECT TO** all existing rights of way, easements, licenses, and privileges for highways, roads, trails, railroads, canals, ditches, flumes, conduits, pipe, pole, or transmission lines, telephone lines or cables, reservoirs, and dams, on, under, over, through or across said premises or any portion thereof.

**SUBJECT TO** all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

**EXCEPTING THEREFROM** all minerals, oil, gas, hydro-carbons, petroleum products, steam and other geothermal resources in and under said land as may have been reserved by predecessors in interest.

**RESERVING AND EXCEPTING THEREFROM**, unto the Grantor and its successors and assigns, all of the existing right, title and interest of such party in and to all oil, gas, minerals, and mineral deposits of whatever kind and nature and all geothermal resources in any and every form, located within, on, or beneath the surface of said land, or any portion thereof, including right to use and consume so much of the surface thereof as may be required prospecting, or exploring for, locating, drilling, developing, mining, processing, removing and transporting said oil, gas, minerals, mineral

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deposits, geothermal resources, subject to reasonable compensation to the surface owner for disturbance of the surface.

**TOGETHER WITH** all fences, corrals, buildings and other improvements thereon.

**TOGETHER WITH** all water, water rights, dams, ditches, canals, pipelines, headgates, weirs, reservoirs, springs, wells, pumps, pumping stations, rights of way, easements 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, stock watering, domestic or any other use, or drainage of all or any part of said lands, including vested water rights, permitted water rights, decreed water rights and certificated water rights arising under the laws of the State of Nevada, 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, or used or enjoyed in connection therewith.

**TOGETHER WITH** the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversionary remainder and remainders, rents, issues, and profits thereof.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the said Grantee, and to successors and assigns, forever.

**IN WITNESS WHEREOF**, the said Grantor has executed this Deed as of the day and year first hereinabove written.

**GRANTOR:**

**CORTEZ JOINT VENTURE**, a Nevada joint venture comprised of Placer Cortez Inc., a Delaware corporation and Kennecott Explorations (Australia) Limited, a Delaware corporation


By: *[Signature]*

Title: MINE GENERAL MANAGER

STATE OF Nevada )  
 )SS.  
COUNTY OF Lander )

On October 30, 2004, personally appeared before me, a Notary Public, A. Peter Neilans personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed said instrument for and on behalf of said corporation.

*[Signature]*  
NOTARY PUBLIC  
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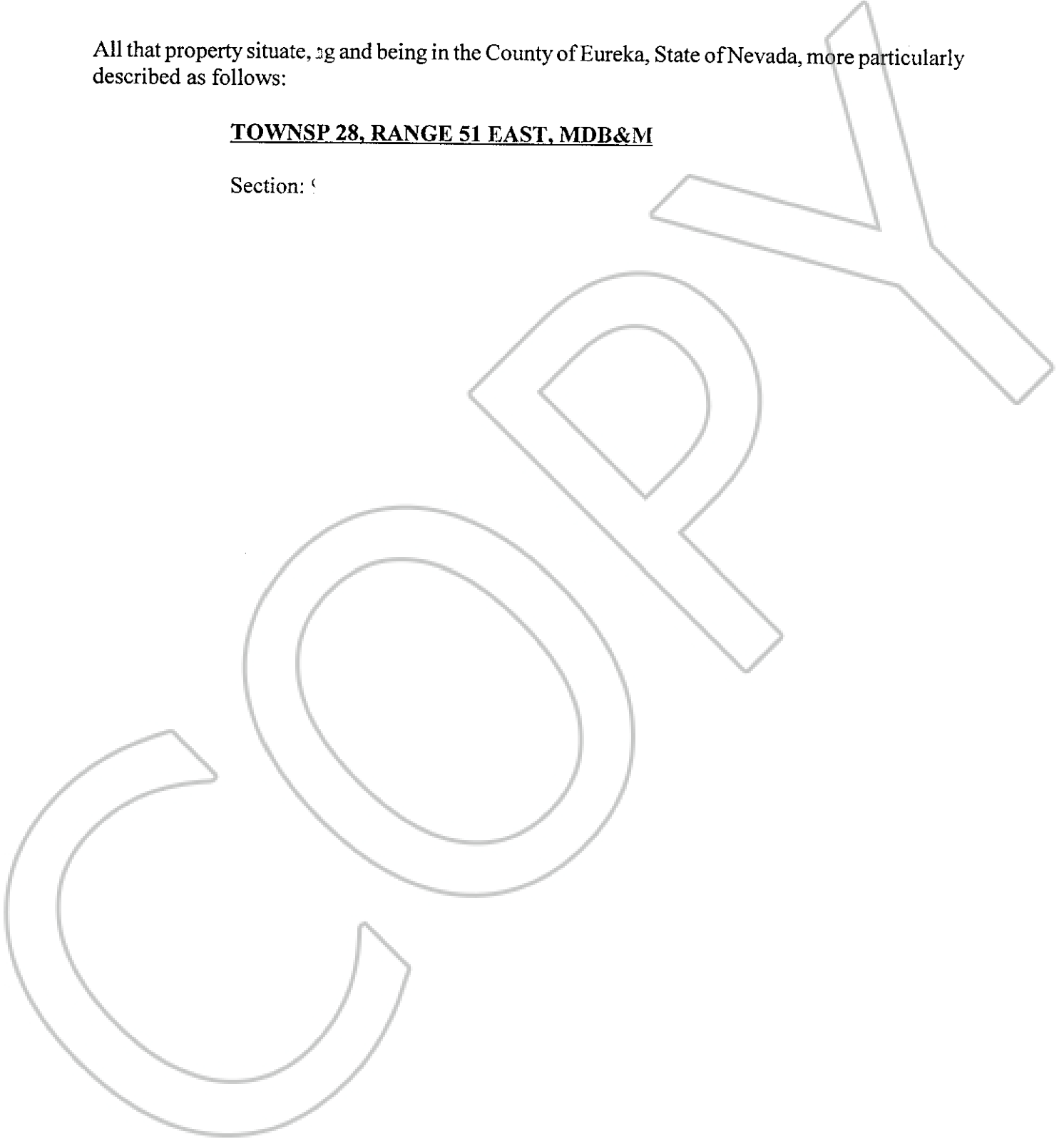
 ROBIN A. McMICKEN  
Notary Public - State of Nevada  
Appointment Recorded in: Elko County  
No: 91-2670-6 - Expires April 2, 2004

**EXHIBIT "A"**

All that property situate, ag and being in the County of Eureka, State of Nevada, more particularly described as follows:

**TOWNSP 28, RANGE 51 EAST, MDB&M**

Section: 9



State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s)

- a) 5-650-10
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

| FOR RECORDER'S OPTIONAL USE ONLY |                    |
|----------------------------------|--------------------|
| Document/Instrument #            | <u>183162</u>      |
| Book: <u>369</u>                 | Page: <u>76-78</u> |
| Date of Recording:               | <u>11-6-03</u>     |
| Notes:                           | _____              |

3. Total Value/Sales Price of property:

\$ 2685.00

Deed in Lieu of Foreclosure only (value of property)

\$ \_\_\_\_\_

Transfer Tax Value:

\$ \_\_\_\_\_

Real Property Transfer Tax:

\$ 11.70

4. If Exemption Claimed:

a. Transfer Tax Exemption: NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided therein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Handwritten Signature]

Capacity: Attorney

Signature: [Handwritten Signature]

Capacity: Attorney

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Cofez Jointure  
Address: HC 60, Box 62  
City: Carlin  
State: NV Zip: 89821

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Slagowski Ranches, Inc  
Address: HC 60, Box 30  
City: Carlin  
State: NV Zip: 89822

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_