

APN: 005-060-06; 005-090-52; 005-090-56;
005-410-17; 005-520-16; 005-520-30

Recording requested by and mail documents and
tax statements to:

Name: Montezuma Mines Inc.
Address: 559 W. Silver St., #301
City/State/Zip: Elko, NV 89801

BOOK 399 PAGE 367-368
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Montezuma Mines
2004 NOV 17 AM 8:25

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 15⁰⁰

193786

This space for recorders use only

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, the Grantor (Seller) whose name is: Beowawe Land Company, a Nevada corporation, grants to the Grantee (Buyer) whose name is: Montezuma Mines, Inc., a Nevada corporation, together with all and singular the tenements, hereditament's, and appurtenances thereunto belonging or appertaining, and the reversion and revisions, remainder and remainders, rents, issues, and profits thereof, all that real property in Eureka County, Nevada, whose legal description is as follows:

N $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ and N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 31 North, Range 48 East, MDB&M
Lot 2 and SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 31 North, Range 49 East, MDB&M
SE $\frac{1}{4}$ NW $\frac{1}{4}$ and E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 29 North, Range 48 East, MDB&M
SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19, Township 29 North, Range 49 East, MDB&M

Reserving unto Grantor all geothermal resources in and under the property together with the right of ingress and egress for the purpose of exploring for, drilling and producing said resources and removal of same, providing, however, that said exploration, drilling and production does not unreasonably interfere with Grantee's use of the property.

Witness Whereof, my hand has been set on the 8th day of November, 2004.

BEOWAWE LAND COMPANY



Ronald A. Carrion, President

ATTEST:



Anthony Forster, Secretary

BOOK 399 PAGE 367

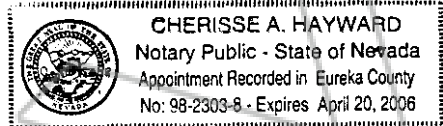
STATE OF NEVADA
COUNTY OF

On this 8th day of November, 2004, personally appeared before me, a Notary Public, Ronald A. Carrion, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged he executed this instrument. Witness my hand and official seal.

Cherisse A. Hayward

Notary Public

My commission expires: 4/20/06



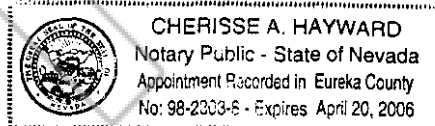
STATE OF NEVADA
COUNTY OF

On this 8th day of November, 2004, personally appeared before me, a Notary Public, Anthony Forster, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged he executed this instrument. Witness my hand and official seal.

Cherisse A. Hayward

Notary Public

My commission expires: 4/20/06



193786

BOOK 399 PAGE 368

STATE OF NEVADA
DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 193786
 Book: 399 Page: 367-368
 Date of Recording: 11-17-04
 Notes: _____

1. Assessor Parcel Number(s)

- a) 005-060-06
- b) 005-090-52, 56
- c) 005-410-17
- d) 005-520-16, 30

2. Type of Property:

- | | | | |
|-------------|--------------|----------|-----------------|
| a) <u>X</u> | Vacant Land | b) _____ | Single Fam. Res |
| c) _____ | Condo/Twrhse | d) _____ | 2-4 Plex |
| e) _____ | Apt. Bldg. | f) _____ | Comm'l/Ind'l |
| g) _____ | Agricultural | h) _____ | Mobile Home |
| i) _____ | Other | | |

3. Total Value/Sales Price of Property:

\$ 22,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 85.80

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 herein. 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 _____ Capacity _____ Seller (Grantor)
 Signature _____ Capacity _____ Buyer (Grantee)

SELLER (GRANTOR) INFORMATION

(Required)
 Print Name: Beowawe Land Company
 Address: P. O. Box 159
 City: Eureka
 State: Nevada 89316

BUYER (GRANTEE) INFORMATION

(Required)
 Print Name: Montezuma Mines Inc.
 Address: 559 W. Silver St, #301
 City: Elko
 State: Nevada 89801

COMPANY/PERSON REQUESTING RECORDING

(Required if not the Seller or Buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____