

APN: See Exhibit "G" attached.

After recording return,
and mail tax statements, to:

Newmont USA Limited
Attn: Land Department
555 Fifth Street
Elko, Nevada 89801

2200891-PP

BOOK 417 PAGE 387-405
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
2005 JUL 19 AM 10:28

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 32.00

200111

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED, made this 15th day of July, 2005, by and between ZEDA INC., a Nevada corporation which erroneously acquired title as "Zeda Corporation" as to the lands described in Exhibits "A", "B" and "F" described below; ZEDA INC., (being the same corporation) and J.B.B., INC., a Nevada corporation, which acquired title to the lands described in "C", "D" and "E", Grantors; and NEWMONT USA LIMITED, a Delaware corporation, Grantee;

WITNESSETH:

That the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantee, all Grantors' right, title, estate or interest in and to that certain real property located in Eureka County, Nevada, more particularly described in Exhibits "A", "B", "C", "D", "E" and "F" attached hereto and incorporated herein by this reference.

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof; it being the intent of the parties that all Grantors' interests, known or unknown, in the above-described property, known as the "Horseshoe Ranch", be conveyed hereby.

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

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IN WITNESS WHEREOF, the said Grantors have caused this Deed to be executed as of the day and year first hereinabove written,

ZEDA, INC.,

By: Mark D. Mordell

Title: Secretary / Member Bd. of Directors

J.B.B., INC.,

By: Mark D. Mordell

Title: Secretary / Member Bd. of Directors

STATE OF California)
COUNTY OF Santa Clara) SS.

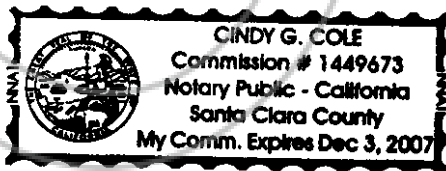
On this 15th day of July, 2005, personally appeared before me, a Notary Public Mark D. Mordell, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.



Cindy G. Cole
NOTARY PUBLIC

STATE OF California)
COUNTY OF Santa Clara) SS.

On this 15th day of July, 2005, personally appeared before me, a Notary Public Mark D. Mordell, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.



Cindy G. Cole
NOTARY PUBLIC

Page 2 of 2

SUBJECT PROPERTY DESCRIPTION

EXHIBIT "A"

All that real property situated in the County of Eureka, State of Nevada, described as follows:

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 1: ALL

Section 3: S $\frac{1}{2}$ and NE $\frac{1}{4}$

Section 4: SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 5: ALL, EXCEPT that portion contained within the Town of Beowawe as shown on the Plat filed in the Office of the County Recorder of Eureka County, Nevada, as Document No. 2166, recorded on June 15, 1908.

Section 9: ALL

Section 10: S $\frac{1}{2}$ N $\frac{1}{2}$ and N $\frac{1}{2}$ S $\frac{1}{2}$

Section 11: ALL

Section 12: N $\frac{1}{2}$ S $\frac{1}{2}$ and N $\frac{1}{2}$

EXCEPTING FROM Sections 5, 9, 10, 11 and 12, all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railway Company) and Western Pacific Railroad Company.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals that may exist, as reserved by THE STATE OF NEVADA

(AFFECTS the NW $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12; The SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9; and the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 10, T. 31 N., R. 49 E.)

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 3: ALL, EXCEPTING THEREFROM all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railroad Company) and Western Pacific Railroad Company.

Section 5: ALL

Section 7: All that portion of Lot 3 (NW $\frac{1}{4}$ SW $\frac{1}{4}$) lying Northerly of a line parallel with and 200.00 Feet distant Northerly of the centerline of Central Pacific Railway Company's Railroad; NE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$; Lots 1 and 2 (W $\frac{1}{2}$ NW $\frac{1}{4}$); NE $\frac{1}{4}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railway Company) and Western Pacific Railroad Company.

Section 8: N $\frac{1}{2}$ SW $\frac{1}{4}$

EXCEPTING THEREFROM all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railway Company) and Western Pacific Railroad Company.

Section 9: That portion of the N $\frac{1}{2}$ lying Northerly of a line parallel with and 100 feet distant Northerly of the centerline of the Western Pacific Company's Railroad as now constructed. That portion of the N $\frac{1}{2}$ and the SE $\frac{1}{4}$ Southeasterly of a strip of land 200 feet wide containing 23.18 acres, more or less, conveyed to Western Pacific Railway Company by Deed dated November 27, 1908, and Northwesterly of a line parallel with and 200.00 feet distant Northwesterly of centerline of C.P.R.R. Company's railroad as now constructed.

Section 10: NW $\frac{1}{4}$ NE $\frac{1}{4}$, EXCEPTING THEREFROM all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railway Company) and Western Pacific Railroad Company

Section 11: That portion of the NE $\frac{1}{4}$ lying Northeasterly of the Northeasterly boundary of that parcel conveyed to the Western Pacific Railway Company by Deed dated November 27, 1908.

EXCEPTING FROM Sections 7 and 9, all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railway Company) and Western Pacific Railroad Company.

FURTHER EXCEPTING FROM Lot 3 of Section 7, and those portions of Sections 9 and 11 described above, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed recorded October 27, 1948, in Book 23, Page 501, Deed Records, Eureka County, Nevada.

ALSO EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals that may exist within the N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 8, as reserved by THE STATE OF NEVADA in Patent recorded July 6, 1915, in Book 18, Page 63, Patent Records, Eureka County, Nevada.

TOWNSHIP 32 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 1: E $\frac{1}{2}$ lying Easterly of a line parallel with and 200.00 feet distant Easterly of the Centerline of the Central Pacific Railway Company's Railroad right-of-way. EXCEPTING THEREFROM all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railway Company) and Western Pacific Railroad Company.

Section 12: E1/2E1/2; EXCEPTING THEREFROM all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railway Company) and Western Pacific Railroad Company.

Section 13: SE1/4NW1/4; E1/2NE1/4; SW1/4NE1/4; E1/2SW1/4; SE1/4

Section 23: E1/2SE1/4

Section 24: E1/2; SW1/4; E1/2NW1/4

Section 25: ALL

Section 26: SE1/4; E1/2SW1/4; S1/2NE1/4; NE1/4NE1/4

Section 27: S1/2SE1/4; NE1/4SE1/4

Section 34: E1/2E1/2

Section 35: ALL

Section 36: N1/2; SW1/4; W1/2SE1/4

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals that may exist, as reserved by THE STATE OF NEVADA in various patents or record in Eureka County, Nevada.

(AFFECTS the E1/2E1/2 Section 12; E1/2NW1/4 Section 24; W1/2SE1/4 Section 26; E1/2E1/2 Section 34; S1/2SW1/4; SW1/4SE1/4; N1/2NW1/4; SW1/4NW1/4; and NW1/4SW1/4 Section 36, all in T 32 N, R 48 E)

FURTHER EXCEPTING FROM the SE1/4NW1/4 of Section 13; the NE1/4SE1/4 of Section 23; and the NE1/4SE1/4 and S1/2SE1/4 of Section 27, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, as reserved by SOUTHERN PACIFIC LAND COMPANY, in deed recorded November 12, 1948, in Book 23, Page 506, Deed Records, Eureka County, Nevada.

TOWNSHIP 32 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 5: ALL, EXCEPTING THEREFROM that portion lying Northeasterly of U.S. Highway 40.

FURTHER EXCEPTING THEREFROM that parcel conveyed to THE STATE OF NEVADA by Deed recorded September 24, 1963, in Book 27, Page 25, Deed Records, Eureka County, Nevada.

Section 6: Lot 5 (SW1/4NW1/4); Lots 6 and 7 (W1/2SW1/4); SE1/4SW1/4; SW1/4SE1/4

Section 7: ALL, EXCEPTING THEREFROM all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railway Company) and Western Pacific Railroad Company.

Section 8: NW1/4NW1/4; S1/2NW1/4; SW1/4; SW1/4NE1/4; W1/2SE1/4; SE1/4SE1/4

Section 9: ALL, EXCEPT that portion lying Northerly of U.S. Highway 40;

FURTHER EXCEPTING THEREFROM that parcel conveyed to THE STATE OF NEVADA by Deed recorded September 24, 1963, in Book 27, Page 25, Deed Records, Eureka County, Nevada.

Section 11: ALL, EXCEPT that portion lying Northerly of U.S. Highway 40;

FURTHER EXCEPTING THEREFROM that parcel conveyed to THE STATE OF NEVADA by Deed recorded August 10, 1964, in Book 5, Page 38, Official Records, Eureka County, Nevada.

Section 15: ALL

Section 17: ALL

Section 18: ALL; EXCEPTING THEREFROM all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railway Company) and Western Pacific Railroad Company.

Section 19: ALL; EXCEPTING THEREFROM all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railway Company) and Western Pacific Railroad Company.

Section 20: ALL

Section 21: ALL

Section 23: N $\frac{1}{2}$; SW $\frac{1}{4}$

Section 25: NE $\frac{1}{4}$; S $\frac{1}{2}$

Section 27: N $\frac{1}{2}$; SW $\frac{1}{4}$

Section 28: W $\frac{1}{2}$; NE $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 29: ALL

Section 30: ALL; EXCEPTING THEREFROM all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railway Company) and Western Pacific Railroad Company.

Section 31: N $\frac{1}{2}$; E $\frac{1}{2}$ SE $\frac{1}{4}$; EXCEPTING THEREFROM all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railway Company) and Western Pacific Railroad Company.

Section 32: N $\frac{1}{2}$; SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; EXCEPTING THEREFROM all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railway Company) and Western Pacific Railroad Company.

Section 33: W $\frac{1}{2}$; NE $\frac{1}{4}$

Section 35: S $\frac{1}{2}$; NE $\frac{1}{4}$

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals that may exist, as reserved by THE STATE OF NEVADA in various patents recorded in Eureka County, Nevada.

(AFFECTS Lot 5; SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6; SE $\frac{1}{4}$ SE $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ of Section 8; E $\frac{1}{2}$ of Section 18; NE $\frac{1}{4}$ SW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; of Section 20; E $\frac{1}{2}$ NW $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$; N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 28; Lots 3 and 4 of Section 30; and N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 32, all in T 32 N, R 49E)

TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 7: ALL;
EXCEPT that portion lying North of U.S. Highway 40

Section 13: ALL

Section 15: ALL;
EXCEPT that portion lying Northeasterly of U.S. Highway 40

Section 17: ALL;
EXCEPT that portion lying Northeasterly of U.S. Highway 40

Section 19: ALL

Section 21: ALL

Section 23: ALL

Section 25: ALL

Section 27: ALL

Section 29: ALL

Section 31: ALL

Section 33: ALL

Section 35: ALL

TOWNSHIP 33 NORTH, RANGE 48 EAST, M.D.B. & M.

Section 36: SE $\frac{1}{4}$; W $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$

EXCEPTING THEREFROM all those portions lying within the right-of-way of the Southern Pacific Railroad Company (or Central Pacific Railway Company) and Western Pacific Railroad Company.

FURTHER EXCEPTING THEREFROM those parcels conveyed to THE STATE OF NEVADA by Deed recorded September 24, 1963, in Book 27, Pages 22 and 25, Deed Records, Eureka County, Nevada.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals that may exist, as reserved by THE STATE OF NEVADA in various patents recorded in Eureka County, Nevada.

(AFFECTS the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 36, T 33 N, R 48 E)

TOWNSHIP 33 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 31: ALL

EXCEPTING THEREFROM that portion lying Northeasterly of U.S. Highway 40.

ALSO EXCEPTING THEREFROM those parcels conveyed to THE STATE OF NEVADA by Deeds recorded September 14, 1963, in Book 27, Pages 23, 25 and 31, Deed Records, Eureka County, Nevada.

EXCEPTING AND RESERVING to Day Cattle Company, all geothermal resources and by-products in said lands as now defined either in Nevada Revised Statutes, Section 361.027, or in 30 U.S.C., Section 1001; which reservation is more particularly described in Deed recorded April 16, 1979, in Book 69, Pages 515 and 519, Official Records, Eureka County, Nevada. (AFFECTS EXHIBIT "A")

ALSO EXCEPTING THEREFROM any portion of said lands deeded to THE STATE OF NEVADA for highway purposes as disclosed by various documents of record in the Office of the County Recorder, Eureka County, Nevada. (AFFECTS EXHIBIT "A")

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs, wells and all other means of diversion or use of water appurtenant to the real 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 the real property, including, but without limitation thereto, the water adjudicated as appurtenant to the real property or any part thereof by any pertinent decree or proceeding, including without limitation Proofs of Appropriation 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.

EXHIBIT "B"

All that real property situated in the County of Eureka, State of Nevada, described as follows:

PARCEL I:

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 13: ALL

Section 23: ALL

Section 27: ALL

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 3: ALL

Section 7: ALL

Section 9: ALL

Section 17: ALL

Section 19: ALL

EXCEPTING THEREFROM 90% of the right, title and interest of THE STRATHEARN CATTLE COMPANY, in and to coal, oil, gas and other minerals of every kind and nature whatsoever, existing upon or beneath the surface of, or within said lands, as reserved by Strathearn Cattle Company, et al, in Deed recorded June 10, 1959, in Book 25, Page 310, Deed Records, Eureka County, Nevada.

PARCEL II:

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 29: ALL

Section 33: ALL

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said lands, as reserved by SOUTHERN PACIFIC COMPANY, in Deed recorded April 23, 1959, in Book 25, Page 290, Deed Records, Eureka County, Nevada.

PARCEL III:

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 4: NE $\frac{1}{4}$ SE $\frac{1}{4}$

PARCEL IV:

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 4: Lots 1, 2, 3 and 4; S $\frac{1}{2}$ N $\frac{1}{2}$; SW $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 10: NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 16: NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 34: Lots 1 and 2 (S $\frac{1}{2}$ SW $\frac{1}{4}$); NW $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPTING THEREFROM all minerals as reserved by THE UNITED STATES OF AMERICA in Patent recorded September 23, 1964, in Book 6, Page 34, Official Records, Eureka County, Nevada.

PARCEL V:

Lots 11, 12 and 13 in Block 11, Town of Beowawe as shown on the plat filed in the office of the County Recorder of Eureka County, Nevada on June 15, 1908.

FURTHER EXCEPTING THEREFROM all geothermal resources and by-products in all of the above described lands as now defined either in Nevada Revised Statutes, Section 361.027, or in 30 U.S.C., Section 1001, as reserved by WILAMETTA K. DAY, a single woman, in Deed recorded April 16, 1979, in Book 69, Page 511, Official Records, Eureka County, Nevada.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs, wells and all other means of diversion or use of water appurtenant to the real 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 the real property, including, but without limitation thereto, the water adjudicated as appurtenant to the real property or any part thereof by any pertinent decree or proceeding, including without limitation Proofs of Appropriation 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.

EXHIBIT "C"

All that real property situated in the County of Eureka, State of Nevada, described as follows:

PARCEL I:

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 8: S½S½

Section 9: SW¼

Section 10: S½NW¼

Section 16: W½NW¼

Section 17: N½, Lots 1 and 2 of SE¼

EXCEPTING FROM Lots 1 and 2 in Section 17, all petroleum, oil, natural gas and products derived therefrom, as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed recorded October 5, 1948, in Book 23, Page 488, Deed Records, Eureka County, Nevada.

EXCEPTING FROM Sections 8, 9, 10 and 17, those parcels conveyed to the CENTRAL PACIFIC RAILWAY COMPANY and the WESTERN PACIFIC RAILWAY COMPANY, as described in Documents recorded in the Office of the County Recorder, Eureka County, Nevada.

PARCEL II:

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 7: That portion of Lot 3 Southerly of a line parallel with and 200 feet distance Southerly of the centerline of the CENTRAL PACIFIC RAILWAY COMPANY'S railroad, as now constructed.
Lot 4; SE¼SW¼; and that portion of the S½SE¼ Southerly of a line parallel With and 200 feet distance Southerly of the centerline of the CENTRAL PACIFIC COMPANY'S railroad, as now constructed.

Section 9: That portion of the E½ Southeasterly of a line parallel with and 200 feet distance Southerly of the centerline of the CENTRAL PACIFIC RAILWAY COMPANY'S Railroad, as now constructed.

TOWNSHIP 31 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 11: That portion Southeasterly of a line parallel with and 200 feet distance Southerly of the centerline of the CENTRAL PACIFIC RAILWAY COMPANY'S railroad, as now constructed.

Section 15: ALL

Section 17: Lots 3, 4, 5, 6, 7, and 8

Section 21: ALL

Section 27: W½

EXCEPTING FROM Parcel II, all petroleum, oil, natural gas and products derived therefrom, as reserved by SOUTHERN PACIFIC COMPANY in Deed recorded April 23, 1959, in Book 25, Page 290, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all lands deeded to THE STATE OF NEVADA for highway purposes.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs, wells and all other means of diversion or use of water appurtenant to the real 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 the real property, including, but without limitation thereto, the water adjudicated as appurtenant to the real property or any part thereof by any pertinent decree or proceeding, including without limitation Proofs of Appropriation 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.

EXHIBIT "D"

All that real property situated in the County of Eureka, State of Nevada, described as follows:

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B. & M.

Section 11: $S\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$; $NE\frac{1}{4}SW\frac{1}{4}NW\frac{1}{4}$; $NW\frac{1}{4}NE\frac{1}{4}$

Section 17: $NE\frac{1}{4}NW\frac{1}{4}NW\frac{1}{4}$

Section 27: $SE\frac{1}{4}NE\frac{1}{4}NW\frac{1}{4}$

Section 29 $E\frac{1}{2}NW\frac{1}{4}SE\frac{1}{4}NE\frac{1}{4}$

TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B. & M.

Section 33: $W\frac{1}{2}NE\frac{1}{4}$

EXCEPTING from the above described lands all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, together with the exclusive right at all times to enter upon or in said land to prospect for and to drill, bore, recover and remove the same as reserved by SOUTHERN PACIFIC LAND COMPANY in Deed recorded September 24, 1951, in Book 24, Page 168, Deed Records, Eureka County, Nevada.

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 5: $NE\frac{1}{4}SE\frac{1}{4}NW\frac{1}{4}$

TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B. & M.

Section 14: $S\frac{1}{2}$

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs, wells and all other means of diversion or use of water appurtenant to the real 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 for the drainage of all or any part of the real property, including, but without limitation thereto, the water adjudicated as appurtenant to the real property or any part thereof by any pertinent decree or proceeding, including without limitation Proofs of Appropriation 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.

EXHIBIT "E"

All that real property situated in the County of Eureka, State of Nevada, described as follows:

PARCEL I:

TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 36: $E\frac{1}{2}NW\frac{1}{4}$; $W\frac{1}{2}NE\frac{1}{4}$

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract, and also right-of-way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States are hereby expressly reserved, as stated in the Patent from the STATE OF NEVADA recorded August 10, 1943, in Book 22, Page 384, Deed Records, Eureka County, Nevada. ($E\frac{1}{2}NW\frac{1}{4}$ of said Section 36)

FURTHER EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar, and other valuable minerals which may exist in said tract except gas, coal, oil and oil shales (Chap. 172, Stats. 1921); and, also, a right-of-way for ditches, tunnels, and telephone and transmission lines constructed by authority of the United States are hereby expressly reserved, as stated in the Patent from the STATE OF NEVADA recorded September 4, 1945, in Book 22, Page 549, Deed Records, Eureka County, Nevada. ($W\frac{1}{2}NE\frac{1}{4}$ of said Section 36)

PARCEL II:

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B. & M.

Section 4: $S\frac{1}{2}SW\frac{1}{4}$

Section 6: $SW\frac{1}{4}NE\frac{1}{4}$; $SE\frac{1}{4}NW\frac{1}{4}$; Lots 1, 2, 3, 4, and 5

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract as reserved by the STATE OF NEVADA in Patent recorded March 21, 1902, in Book 14, Page 417, Deed Records, Eureka County, Nevada.

Section 8: $N\frac{1}{2}$ and $SE\frac{1}{4}$

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in said tract as reserved by the STATE OF NEVADA in Patent recorded May 5, 1908, in Book 15, Page 637, Deed Records, Eureka County, Nevada.

EXCEPTING FROM ALL ABOVE PARCELS SHOWN ON EXHIBIT 'D' One-Half of all oil, gas, mineral and geothermal products as reserved by Ed Freisen and Elsie Freisen in Deed recorded November 18, 1974, in Book 50, Page 293, Official Records, Eureka County, Nevada.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs, wells and all other means of diversion or use of water appurtenant to the real 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 for the drainage of all or any part of the real property, including, but without limitation thereto, the water adjudicated as appurtenant to the real property or any part thereof by any pertinent decree or proceeding, including without limitation Proofs of Appropriation 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.

EXHIBIT "F"

All that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

PARCEL I:

All those parcels lying within the TOWNSITE OF BEOWAWE as shown by map thereof recorded June 15, 1908, in Book 1 of Surveys, Page 182, as File No. 2166, in the office of the County Recorder, Eureka County, Nevada, described as follows:

- Block 1: Lots 1 thru 12 inclusive
- Block 2: Lots 1 thru 12 inclusive
- Block 3: Lots 1 thru 12 inclusive
- Block 4: Lots 1, 2, 3, 10, 11 and 12
- Block 5: Lots 1 thru 6 inclusive
- Block 6: Lots 1 thru 6 inclusive
- Block 7: Lots 1 thru 6 inclusive
- Block 8: Lots 1, 2, 3, 7 thru 18 inclusive
- Block 9: Lots 7 thru 12 inclusive and Lots 15 thru 18 inclusive
- Block 10: Lots 5, 6 and 18
- Block 11: Lots 1 thru 6 inclusive and Lots 8, 9, 10, 16, 17, and 18
- Block 12: Lots 1 thru 15 inclusive
- Block 13: Lots 1 thru 18 inclusive
- Block 14: Lots 1 thru 18 inclusive
- Block 15: Lots 1 thru 18 inclusive
- Block 16: Lots 1 thru 12 inclusive
- Block 17: Lots 6 thru 12 inclusive
- Block 18: Lots 1 thru 6 inclusive EXCEPTING the Northwesternly 13 feet of Lot 6
- Block 19: Lots 1 thru 18 inclusive
- Block 20: Lots 1 thru 18 inclusive, EXCEPTING therefrom that parcel conveyed by R. H. Hadley et ux to Roman Catholic Bishop of Reno by Deed recorded April 2, 1958, in Book 25, Page 214 Deed Records, Eureka County, Nevada.
- Block 21: Lots 4 thru 18 inclusive
- Block 22: Lots 13 thru 18 inclusive
- Block 23: Lots 1 thru 18 inclusive
- Block 24: Lots 1 thru 18 inclusive
- Block 25: Lots 1 thru 12 inclusive
- Block 26: Lots 1 thru 12 inclusive
- Block 27: Lots 1 thru 12 inclusive
- Block 28: Lots 1 thru 12 inclusive
- Block 29: Lots 1 thru 12 inclusive

EXCEPTING from the Townsite of Beowawe a plot of ground upon which the jail building of the County of Eureka, State of Nevada is situate, together with 30 feet in each direction from the outer wall thereof 30 feet and surrounding said jail as conveyed to the County of Eureka by Deed recorded June 6, 1904, in Book 14, Page 583, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING from the Townsite of Beowawe that portion of the NW¼ of Section 5, Township 31 North, Range 49 East, conveyed to NEVADA BELL by Deed recorded October 5, 1987, in Book 165, Page 11, Document No. 112379, Official Records, Eureka County, Nevada

FURTHER EXCEPTING THEREFROM those portions of Lots 1, 2 and 18 in Block 20; Lots 9 thru 18 in Block 21; Lots 13 and 14 in Block 22; Lots 1 and 12 in Block 29; Lots 1 thru 12 in Block 28; Lots 1 thru 12 in Block 27; and Lots 7 and 8 in Block 26, as conveyed to the EUREKA COUNTY SCHOOL DISTRICT by Deed recorded November 14, 1967, in Book 21, Page 87, Official Records, Eureka County, Nevada.

ALSO EXCEPTING THEREFROM that portion of land conveyed to the STATE OF NEVADA by Deed recorded September 24, 1963, in Book 27, Page 23, as Document No. 38779, Deed Records Eureka County, Nevada.

ALSO EXCEPTING THEREFROM any portion lying within the land conveyed to EUREKA COUNTY by Quit Claim Deeds recorded June 20, 1991, in Book 223, Page 468, Document No. 137157, and recorded September 23, 1991, in Book 225, Page 493, Document No. 137826, Official Records, Eureka County, Nevada.

ALSO EXCEPTING THEREFROM all geothermal resources and by-products in said land as now defined either in Nevada Revised Statutes, Section 361.027 or in 30 United States Code, Section 1001, as reserved by DAY CATTLE CO. in Deed recorded April 16, 1979, in Book 69, Page 519, as Document No. 68046, Eureka County, Nevada.

PARCEL II:

Lots 1 through 12 in Block 22 and Lots 1 through 4 in Block 21 of the Townsite of Beowawe as shown by map thereof recorded June 15, 1908, in Book 1 of Surveys, Page 182, as File No. 2166, Eureka County, Nevada.

EXCEPTING THEREFROM the Highway right-of-way thereon.

FURTHER EXCEPTING THEREFROM any portion lying within the land conveyed to EUREKA COUNTY by Quitclaim Deeds recorded June 20, 1991, in Book 223, Page 468, Document No. 137157, and recorded September 23, 1991, in Book 225, Page 493, Document No. 137826, Eureka County, Nevada.

ALSO EXCEPTING THEREFROM all geothermal resources and by-products in said land as now defined either in Nevada Revised Statutes, Section 361.027 or in 30 United States Code, Section 1001, as reserved by DAY CATTLE CO. in Deed recorded April 16, 1979, in Book 69, Page 519, as Document No. 68046, Eureka County, Nevada.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipe lines, reservoirs, wells and all other means of diversion or use of water appurtenant to the real 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 for the drainage of all or any part of the real property, including, but without limitation thereto, the water adjudicated as appurtenant to the real property or any part thereof by any pertinent decree or proceeding, including without limitation Proofs of Appropriation 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.

EXHIBIT "G"

The following APN's

003-501-01	003-501-02	003-502-01	003-503-01
003-511-01	003-511-02	003-512-01	003-512-02
003-513-01	003-513-02	003-513-03	003-514-03
003-514-04	003-514-06	003-522-01	003-522-03
003-525-03	003-525-04	003-531-01	003-532-01
003-532-02	003-533-01	003-533-02	003-542-02
003-542-03	003-543-02	003-543-03	003-544-01
003-544-02	003-545-01	003-545-02	003-546-01
003-546-02	003-551-02	003-522-01	003-552-02
003-553-02	003-554-01	003-554-02	003-555-02
003-556-01	003-556-02	004-330-03	004-220-10
004-250-05	004-300-06	004-310-12	004-320-02
004-320-11	004-330-02	004-330-03	004-330-07
004-330-11	004-340-16	004-340-18	004-340-24
004-350-01	004-350-03	004-350-05	004-350-08
004-350-10	004-350-12	004-350-13	004-350-15
004-350-17	005-080-05	005-080-08	005-080-21
005-100-01	005-120-02	005-120-06	005-120-09
005-120-10	005-120-12	005-120-19	005-120-20
005-130-03	005-130-05	005-130-07	005-130-16
005-260-47	005-270-05	005-270-12	005-330-06
005-330-08	005-340-01	004-340-25	005-020-29
005-170-44	005-190-25	005-200-16	005-230-36
005-250-01	005-290-06	005-080-01	005-080-04
005-080-20	005-020-37		

200111

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) Various
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 RECORDERS OPTIONAL USE

Document/Instrume 200111
Book 417 Page: 387-405
Date of Recording: 7-19-05
Notes: _____

3. Total Value/Sales Price of Property:

\$8,500,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value:

\$8,500,000.00

Real Property Transfer Tax Due

\$21,450.00 33,150.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being 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 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: Secretary/Member Bd. of Directors

Signature: _____

Capacity: Secretary/Member Bd. of Directors

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: ZEDA, INC & J.B.B. INC.
Address: 210 California Bavarian Corp
120 Hawthorne Ave., #102
City: Palo Alto
State: CA Zip: 94301

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Newmont Mining Corporation
Address: 555 Fifth Street
City: Elko
State: NV Zip: 89801

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Company of Nevada File Number: 151-2200881 PP/PP
Address: 2715 Argent Avenue, Suite 5
City: Elko State: NV Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Reproduced by First American Title Insurance Rev10/2001

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) Various
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 RECORDERS OPTIONAL USE

Document/Instrum 200 111
Book 417 Page 387-405
Date of Recording: 7/19/05
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Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

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Signature: _____

Capacity: _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print

Name: Zeda Inc & BB Inc

Address: 470 California Pk, Las Vegas, NV 89103

City: Palo Alto

State: CA Zip: 94301

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Newmont Mining Corporation

Address: 555 Fifth Street

City: Elko

State: NV Zip: 89801

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Company of Nevada

File Number: 151-2200881 PP/PP

Address: 2715 Argent Avenue, Suite 5

City: Elko

State: NV Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Reproduced by First American Title Insurance Rev10/2001