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and return to:

Richard W. Harris, Esq.
Harris & Thompson
6121 Lakeside Drive, Suite 260
Reno, Nevada 89511

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 19.00

200121

QUITCLAIM DEED WITH RESERVED ROYALTY

THIS QUITCLAIM DEED WITH RESERVED ROYALTY is made this
10th day of January, 2005 by and between JAY W. SANTOS and DONNA C.
SANTOS, husband and wife ("Grantors"); and CONCENTRIC ENERGY CORP., a
Nevada corporation, whose address is 2905 Greencastle Road, Burtonsville,
Maryland 20866 ("Grantee").

RECITALS

1. Conveyance of Unpatented Mining Claims. Grantors, in
consideration of the sum of TEN DOLLARS (\$10.00) and other valuable
consideration paid to them by Grantee, do hereby remise, release, and forever
quitclaim unto Grantee all of Grantors' right, title, and interest in and to the "MB"
group of unpatented lode mining claims situated in Eureka County, Nevada, which
are more particularly described as follows:

<u>Claim Names</u>	<u>BLM Numbers</u>

MB 1-15	827275-827289
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The foregoing claims are situated in Sections 24-25, T. 18 N., R. 52 E., MDM, Eureka County, Nevada (the "Claims").

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TOGETHER with all minerals and all veins and lodes of mineral-bearing rock therein and all dips, spurs and angles thereof.

TO HAVE AND TO HOLD all of the right, title and interest of Grantors in and to said unpatented lode mining claims, together with the appurtenances, unto Grantee, its successors and assigns forever.

2. Reserved Royalty on Production. Grantors reserve to themselves a royalty on production equal to one half of one percent (0.5%) of gross returns on all ores and minerals produced from the Claims. The term "gross returns" shall mean the gross value of ores or concentrates shipped to a smelter or other processor (as reported on the smelter settlement sheet) without any deductions whatsoever. However, Grantors shall be responsible for payment of their federal income taxes associated with the royalty, state taxes imposed on Grantors' royalty payments, or other taxes imposed on Grantors' share of production.

Payment of production royalties shall be made not later than thirty (30) days after receipt of payment from the smelter. All payments shall be accompanied by a statement explaining the manner in which the payment was calculated.

3. Option to Purchase Royalty. Grantors grant to Grantee the exclusive right and option to purchase the foregoing reserved royalty on production. The option shall commence upon execution of this Quitclaim Deed with Reserved Royalty and terminate on November 15, 2010. Grantee may exercise this option by (a) given written notice thereof to Grantors and (b) paying the purchase price for the reserved royalty, which shall increase from year to year in accordance with the following schedule:


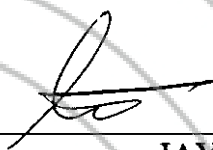
<u>Option Exercised On or Before:</u>	<u>Royalty Purchase Price</u>
November 15, 2005	\$200,000
November 15, 2006	\$300,000
November 15, 2007	\$400,000
November 15, 2008	\$600,000
November 15, 2009	\$800,000
November 15, 2010	\$1,000,000

4. Area of Interest. Grantors and Grantee hereby establish an Area of Interest extending one mile from the exterior perimeter of the Claims. Any claims

located by Grantors or Grantee within the Area of Interest shall be subject to the foregoing reserved royalty and royalty buy-out provisions. Any claims located by Grantors within the Area of Interest shall be transferred to Grantee by way of a separate Quitclaim Deed with Reserved Royalty.

5. Termination of Prior Agreements. This Quitclaim Deed with Reserved Royalty terminates all prior agreements between the parties, including the Letter of Agreement dated November 15, 2001 and the "Terms on MB Purchase" agreement dated November 15, 2004.

IN WITNESS WHEREOF, Grantors have hereunto set their hands the day and year first above written.

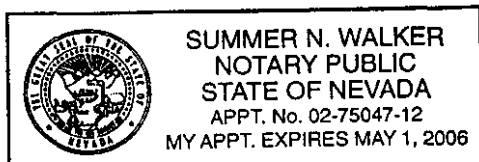
JAY W. SANTOS, individually



DONNA C. SANTOS, individually

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)
 Lyon

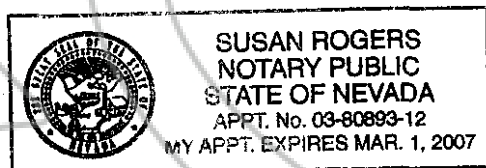
On the 07 day of January, 2005, before me a Notary Public within and for said County and State, personally appeared JAY W. SANTOS who acknowledged that he executed the foregoing QUITCLAIM DEED WITH RESERVED ROYALTY, and to me known or proved to be the person described in and who executed the same.



Summer N. Walker
NOTARY PUBLIC

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

On the 10 day of January, 2005, before me a Notary Public within and for said County and State, personally appeared DONNA C. SANTOS who acknowledged that she executed the foregoing QUITCLAIM DEED WITH RESERVED ROYALTY, and to me known or proved to be the person described in and who executed the same.



Susan Rogers
NOTARY PUBLIC

concentric energy/7449
quitclaim deed w/reserved royalty (santos MB claims) 1-05

ACCEPTANCE OF TERMS

CONCENTRIC ENERGY CORP., a Nevada corporation, hereby accepts and agrees to be bound by the provisions of Paragraphs 2, 3, 4, and 5 of the foregoing Quitclaim Deed with Reserved Royalty.

DATED this 8th day of July, 2005.

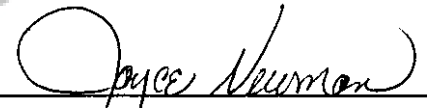
CONCENTRIC ENERGY CORP.,
a Nevada corporation

By: 

RALPH W. KETTELL, II, President

STATE OF MARYLAND)
COUNTY OF Montgomery) ss

On the 8 day of July, 2005, before me a Notary Public within and for said County and State, personally appeared RALPH W. KETTELL, II, President of CONCENTRIC ENERGY CORP., who acknowledged that he executed the foregoing ACCEPTANCE OF TERMS to QUITCLAIM DEED WITH RESERVED ROYALTY, and to me known or proved to be the person described in and who executed the same.


NOTARY PUBLIC

My Commission July 1, 2009

200121

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STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) _____
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 200121
Book: 418 Page: 21-26
Date of Recording: 7-21-05
Notes: _____

2. Type of Property:

- | | | | |
|--|--------------------------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm/Vind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other unpatented mining claims | | |

3. Total Value/Sales Price of Property:

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

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

\$ 0
\$
\$
\$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 7

b. Explain Reason for Exemption: Transfer of unpatented mining claims

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 Richard W. Harris Capacity Jay & Donna Santos, Agent
Signature Richard W. Harris Capacity Concentric Energy, LLC, Agent

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Jay & Donna Santos
Address: P.O. Box 871
City: Yerington
State: NV Zip: 89447

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Concentric Energy, LLC
Address: 2905 Greencastle Road
City: Burtonsville
State: MD Zip: 20866

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Richard W. Harris, Esq. Escrow # N/A
Address: 6121 Lakeside Drive, Suite 260
City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)