

Recording requested by
and return to
Jeanine Feriancek
Holland & Hart LLP
P.O. Box 8749
Denver, CO 80201-8749

BOOK 429 PAGE 39-46
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Holland & Hart LLP
2005 DEC -7 PM 4:00

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 21.00

202509

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("**Deed**") is made effective the 5th day of December, 2005 (the "**Effective Date**") by and between **William A. Curtis, Jr., as Trustee of "Trust B" of the Curtis Family Trust of 2000, Under Declaration of Trust dated December 8, 2000, as amended** (the "**Trust Declaration**"), whose address is 2465 Kinney Lane, Reno, Nevada 89511 ("**Grantor**"), and **William A. Curtis, Jr.**, whose address is 2465 Kinney Lane, Reno, Nevada 89511 ("**Grantee**").

WHEREAS, Grantor is the owner of certain interests in mining claims and other real property in Lander and Eureka Counties, Nevada, which interests are described more specifically in Exhibit A, attached hereto and incorporated herein by reference (collectively the "**Property Interest**");

WHEREAS, as evidenced by that certain Certification of Trust dated December 5, 2005 and attached hereto as Exhibit B, William A. Curtis, Jr. is the duly appointed and acting sole trustee of the above-described trust;

WHEREAS, Grantee is the "**Surviving Spouse**" and beneficiary of "**Trust B**" of the **Curtis Family Trust of 2000 ("Trust B")**, both as defined in the Trust Declaration, for his lifetime, and Timothy K. Wilson and Gregory A. Wilson ("**Wilsons**") are remainder beneficiaries in Trust B;

WHEREAS, Grantor desires to execute and transfer to Grantee, and Grantee wishes to acquire from Grantor, a life estate interest in and to the Property Interest measured by the life of Grantee (the "**Life Estate**");

WHEREAS, the Life Estate is intended to comprise all income, distributions, and other proceeds and receipts as to the Property Interests for the lifetime of Grantee to the extent such otherwise would have been distributable to Grantee from Trust B during his lifetime; and

WHEREAS, Wilsons have consented to the transfer of the Life Estate to Grantee.

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the fiduciary duties imposed upon him by the Trust, pursuant to the terms of the Trust and for no other consideration, does hereby grant, bargain and sell, convey, assign, transfer, set over and deliver unto Grantee all of Grantor's right, title and interest, now owned or hereafter acquired, in and to the Life Estate. The interest herein conveyed includes any and all right, title or interest that Grantor may hereafter obtain in the Property Interest through any form of acquisition including, but not limited to, additions to the Areas of Interest appurtenant thereto, or by purchase, location, lease, merger, gift or inheritance.

Together with all and singular the tenements, hereditaments, appurtenances, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold, all and singular, the interest herein conveyed unto Grantee, and his successors and assigns, forever.

Grantor represents and warrants that it is the lawful owner of the Property Interest, that the same is free and clear of all encumbrances whatsoever, that Grantor has good right to transfer and assign the Life Estate in same, and that Grantor will warrant and defend the same against all and claims and demands whatsoever.

Grantee hereby assumes and agrees to discharge and perform Grantor's obligations, if any, with respect to the Life Estate.

Grantor will execute and deliver all such other and additional instruments, notices and other documents, and will do all such other acts and things as may be necessary more fully to assure to Grantee or its successor and assigns all of the respective rights and interests conveyed herein or intended to be so conveyed.

This Deed shall be governed by and construed in accordance with the laws of the State of Nevada.

This Deed may be executed in counterparts, all of which when taken together shall constitute one and the same instrument. In addition, this Deed will be executed in multiple originals for recording purposes.

[signature page follows]

In Witness Whereof, the parties have executed this Deed as of the Effective Date.

GRANTOR:

**TRUST B OF THE CURTIS FAMILY
TRUST OF 2000 UNDER
DECLARATION OF TRUST DATED
DECEMBER 8, 2000, AS AMENDED**


WILLIAM A. CURTIS, JR., Trustee

GRANTEE:


WILLIAM A. CURTIS, JR.

STATE OF COLORADO)
) ss.
CITY & COUNTY OF DENVER)

This Deed was acknowledged before me, a notary public, on this 5 day of December, 2005 by William A. Curtis, Jr., as Trustee of Trust B of the Curtis Family Trust of 2000, who is personally known or has been identified to me to be the person whose name is subscribed to the above instrument as trustee of said trust.

Witness my hand and official seal.


Notary Public

My commission expires: 7/29/2008

STATE OF COLORADO)
) ss.
CITY & COUNTY OF DENVER)

This Deed was acknowledged before me, a notary public, on this 5 day of December, 2005 by William A. Curtis, Jr., who is personally known or has been identified to me to be the person whose name is subscribed to the above instrument.

Witness my hand and official seal.


Notary Public

My commission expires: 7/29/2008

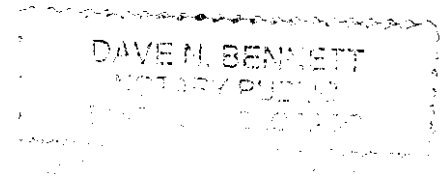


EXHIBIT A
To
Special Warranty Deed

Property Interest

The entire right, title and interest of Grantor in and to all overriding royalty interest and all other rights of every kind and nature conveyed to JoAnn K. Wilson, as Trustee of the JoAnn K. Wilson 1988 Trust in that certain Correction Special Warranty Deed Conveying Overriding Royalty Interest dated August 9, 1993 by Placer Dome U.S. Inc., Cortez Joint Venture and Cortez Gold Mines, as Grantors, to W.L. Wilson, et al. (including JoAnn K. Wilson, as Trustee of the JoAnn K. Wilson 1988 Trust), as Grantees (recorded in Book 400 at Page 328 of the Lander County, Nevada records and in Book 253 at Page 405 of the Eureka County, Nevada records), in all mining claims, mineral properties and interests owned leased or otherwise held by Grantors within the "Areas of Interest" in Lander and Eureka Counties, Nevada described in said deed, subject to the following:

1. Clarification Agreement dated August 11, 1994, effective June 30, 1993 (recorded in Book 421 at Page 205 of the Lander County, Nevada records and in Book 287, at Page 552 of the Eureka County, Nevada records);
2. Correction Special Warranty Conveying Interest in Overriding Royalty dated August 9, 1993 from JoAnn K. Wilson, as Trustee of the JoAnn K. Wilson 1988 Trust, et al., as Grantors, to Placer Dome U.S. Inc. and Kennecott Explorations (Australia) Ltd., as Grantees (recorded in Book 400 at Page 458 of the Lander County, Nevada records and in Book 254 at Page 1 of the Eureka County, Nevada records); and
3. Special Warranty Deed Conveying an Interest in Overriding Royalty dated effective September 1, 1999, from JoAnn Wreisner Curtis, Trustee of the JoAnn Wreisner Curtis 1988 Trust, as amended December 11, 1996, to Royal Gold, Inc. (recorded in Book 468 at Page 2 of the Lander County, Nevada records).
4. Affidavit of Trustee dated December 5, 2005 by William A. Curtis Jr., the acting sole Trustee of the Curtis Family Trust of 2000, Under Declaration of Trust dated December 8, 2000, as amended, which is being recorded contemporaneously herewith.
5. Special Warranty Deed dated December 5, 2005 by and between William A. Curtis, Jr., as Trustee of the Curtis Family Trust of 2000, Under Declaration of Trust dated December 8, 2000, as amended, as Grantor, and William A. Curtis, Jr., as Trustee of "Trust B" of the Curtis Family Trust of 2000, Under Declaration of Trust dated December 8, 2000, as amended, Timothy K. Wilson and Gregory A. Wilson, as Grantees, which is being recorded contemporaneously herewith.

EXHIBIT B
To
Special Warranty Deed

Certification of Trust

[See attached]

COPY

Recording Requested By:

MICHAEL E. GRAHAM

When Recorded Mail To:

Law Offices of Michael E. Graham
10343 High Street, Suite One
Truckee, California 96161-0116

SPACE ABOVE FOR RECORDER'S USE

CERTIFICATION OF TRUST

(Nevada Revised Statutes 164.410)

To any and all concerned:

The undersigned hereby certifies that he is the duly appointed and acting sole Trustee of the Curtis Family Trust of 2000, U.D.T. dated December 8, 2000, as amended - Trust B, and is qualified and has the power to act as such Trustee.

The Trust was initiated and created by William A. Curtis, Jr., and JoAnn W. Curtis for their benefit. William A. Curtis, Jr., and JoAnn W. Curtis were the original Trustees of the Trust. The Trust provides that when either Grantor, as original Co-Trustee, becomes unable or unwilling to act in his or her capacity as Co-Trustee, whether by reason of death, illness, injury, or other case, then the other Co-Trustee shall forthwith become the sole Trustee of all Trusts provided for in the Declaration.

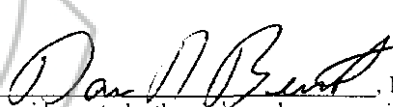
JoAnn W. Curtis died on July 14, 2002, as shown on the certified copy of Certificate of Death attached hereto and incorporated herein by reference, and is the same person as is named as the initial Co-Trustee of the Curtis Family Trust of 2000 U.D.T. dated December 8, 2000, as amended. Title to assets of the Trust shall be taken as William A. Curtis, Jr., Trustee of the Curtis Family Trust of 2000 U.D.T. dated December 8, 2000 - Trust B.

The Trust has not been revoked, modified, or amended in any manner, other than set forth above, which would cause the representations in this certification to be incorrect. This certification is being signed by all currently acting Trustees of the Trust.

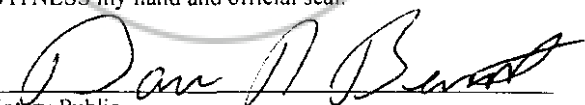
I hereby declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct and that this Certification is executed this 5th day of December, 2005, at Denver, Colorado.


WILLIAM A. CURTIS, JR., Trustee

State of Colorado)
) ss.
City & County of Denver)

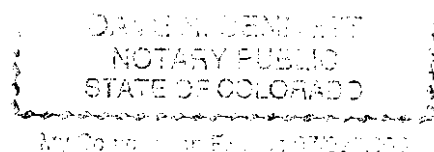
On December 5, 2005, before me, , Notary Public, personally appeared William A. Curtis, Jr., proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public

N:\Wp\Trust Administration\CurtisCortez Sale-Placer Dome\Certification of Trust - Trust B wpd

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3136103
11/30/2004
3 of 3

WASHOE COUNTY DISTRICT HEALTH DEPARTMENT

VITAL STATISTICS

Reno, Nevada

STATE OF NEVADA — DEPARTMENT OF HUMAN RESOURCES DIVISION OF HEALTH — SECTION OF VITAL STATISTICS CERTIFICATE OF DEATH

ROLL 107 IMAGE 791

1758

STATE FILE NUMBER

TYPE
OR PRINT
IN
PERMANENT
BLACK INK

DECEDENT

IF DEATH
OCCURRED IN
INSTITUTION
SEE HANDBOOK
REGARDING
COMPLETION OF
RESIDENCE ITEMS

PARENTS

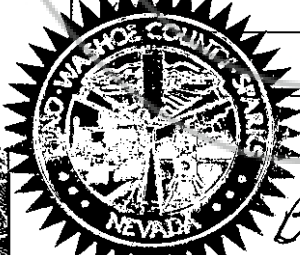
DISPOSITION

CERTIFIER

CONDITIONS
IF ANY
WHICH GAVE
RISE TO
IMMEDIATE
CAUSE
STATING THE
UNDERLYING
CAUSE LAST

CAUSE OF
DEATH

LOCAL FILE NUMBER		DECEASED—NAME First Middle Last		DATE OF DEATH (Month, Day, Year)		COUNTY OF DEATH	
1. JoAnn Wreisner CURTIS		2. July 14, 2002		3a. Washoe			
CITY, TOWN OR LOCATION OF DEATH		HOSPITAL OR OTHER INSTITUTION—Name (If not either, give street and number)		If Hosp. or Inst. indicate DOA, OP/Emer. Rm. Inpatient (Specify)		SEX	
3b. Reno		3c. 2465 Kinney Lane		3e.		4. Female	
RACE—(e.g., White, Black, American Indian, etc.) (Specify)		Was Decedent of Hispanic Origin? Specify <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, specify Mexican, Cuban, Puerto Rican, etc.		AGE—Last Birthday (Years)		DATE OF BIRTH (Mo., Day, Yr.)	
5. White		6.		7a. 75		8. June 16, 1927	
STATE OF BIRTH (If not U.S.A., name country)		CITIZEN OF WHAT COUNTRY		Decedent's Education. Specify highest grade completed.		MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify)	
9a. Minnesota		9b. U.S.A.		10. 14		11. Married	
SOCIAL SECURITY NUMBER		USUAL OCCUPATION (Give Kind of Work Done During Most of Working Life, Even if Retired)		KIND OF BUSINESS OR INDUSTRY		SURVIVING SPOUSE (If wife, give maiden name)	
13. [REDACTED]		14a. Homemaker		14b. Own Home		12. William A. Curtis	
RESIDENCE—STATE		COUNTY		CITY, TOWN, OR LOCATION		STREET AND NUMBER	
15a. Nevada		15b. Washoe		15c. Reno		15d. 2465 Kinney Lane	
FATHER—NAME First Middle Last		MOTHER—MAIDEN NAME First Middle Last		INSIDE CITY LIMITS (Specify Yes or No)		15e. Yes	
16. Arthur N. Wreisner		17. Gerda Hillstrom					
INFORMANT—NAME (Type or Print)		MAILING ADDRESS (Street or R.F.D. No., City or Town, State, Zip)					
18a. William A. Curtis		18b. 2465 Kinney Lane Reno, Nevada 89509					
BURIAL, CREMATION, REMOVAL, OTHER (Specify)		CEMETERY OR CREMATORY—NAME		LOCATION City or Town State			
19a. Cremation		19b. Sierra Crematory		19c. Reno, Nevada			
FUNERAL DIRECTOR—SIGNATURE (Or Person Acting as such)		FUNERAL DIRECTOR LICENSE NUMBER		NAME AND ADDRESS OF FACILITY			
20a. [Signature]		20b. 16		20c. 875 West Second Street Reno, Nevada 89503			
21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) [Signature]		22a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) and manner stated. (Signature and Title) [Signature]					
DATE SIGNED (Mo., Day, Yr.)		HOUR OF DEATH		DATE SIGNED (Mo., Day, Yr.)		HOUR OF DEATH	
21b. 7-16-02		21c. 0430		22b.		22c.	
NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		PRONOUNCED DEAD (Mo., Day, Yr.)		PRONOUNCED DEAD (Hour)			
21d.		22d. ON		22e. AT			
NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER). (Type or Print.)		LICENSE NUMBER					
23a. CARL R. GRAY MD 85 KIRKMAN AVE 401 RENO, NV 89502		23b. 10145					
REGISTRAR		DATE RECEIVED BY REGISTRAR (Mo., Day, Yr.)		DEATH DUE TO COMMUNICABLE DISEASE			
24a. [Signature] Sandy Antuney Dep.		24b. July 16, 2002		24c. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).)							
PART I (a) Primary peritoneal Carcinoma						Interval between onset and death 2 yrs	
DUE TO, OR AS A CONSEQUENCE OF:						Interval between onset and death	
(b)						Interval between onset and death	
DUE TO, OR AS A CONSEQUENCE OF:						Interval between onset and death	
(c)						Interval between onset and death	
PART II OTHER SIGNIFICANT CONDITIONS—Conditions contributing to death but not resulting in the underlying cause given in Part I.		AUTOPSY (Specify Yes or No)		WAS CASE REFERRED TO CORONER (Specify Yes or No)			
26. NO		27. Yes					
ACC. SUICIDE, HOM., UNDET., OR PENDING INVEST.		DATE OF INJURY (Mo., Day, Yr.)		HOUR OF INJURY		DESCRIBE HOW INJURY OCCURRED	
28b.		28c. M		28d.			
PLACE OF INJURY—At home, farm, street, factory, office building, etc. (Specify)		LOCATION.		STREET OR R.F.D. No.		CITY OR TOWN STATE	
28f.		28g.					



202509 STATE REGISTRAR

No. 222647

This is to certify that the above is a true and legal copy of the certificate on file in this office.

Book 429 page 48 Barbara Lee Hunt
Deputy Registrar:

Date: JUL 5 2004

WARNING: IT IS ILLEGAL TO ALTER OR COPY THIS DOCUMENT

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) _____
b) _____ N/A
c) _____
d) _____

FOR RECORDERS OPTION USE ONLY

Document/Instrument #:

202509

Book: 429

Page: 39-46

12-7-05

Date of Recording:

2. Type of Property:

- a) 9 Vacant Land b) 9 Single Fam. Res.
c) 9 Condo/Twnhse d) 9 2-4 Plex
e) 9 Apt. Bldg f) 9 Comm'l/Ind'l
g) 9 Agricultural h) 9 Mobile Home
i) 9 Other Royalty Interest in Mining Property

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

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: 7
b) Explain Reason for Exemption: Transfer of title from trust without consideration

5. Partial Interest: Percentage being transferred: 100% of Grantor's royalty interest

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, 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

William A. Curtis, Jr. as Trustee

Grantor and Grantee

William A. Curtis, Jr. as Trustee of Trust "B" of the Curtis Family Trust of 2000,
Under Declaration of Trust dated December 8, 2000

Signature

William A. Curtis, Jr.

Grantor and Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: William A. Curtis, Jr., as Trustee of Trust
"B" of the Curtis Family Trust of 2000, Under Declaration
of Trust dated December 8, 2000 and

Address: 2465 Kinney Lane, Reno NV 89511

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: William A. Curtis, Jr.

and

Address: 2465 Kinney Lane, Reno NV 89511

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Jeanine Feriancek
Holland & Hart LLP
P.O. Box 8749
Denver, CO 80201-8749

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)