

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

BOOK 429 PAGE 47-51  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Holland & Hart LLP  
2005 DEC -7 PM 4:04  
EUREKA COUNTY, NEVADA  
M.H. REBALEATI, RECORDER  
FILE NO. FEES 1800

202510

### 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.**, whose address is 2465 Kinney Lane, Reno, Nevada 89511 ("**Grantor**"), and **Placer Dome U.S. Inc.**, a California corporation, whose address for purposes hereof is HC 66, Box 1250, Crescent Valley, Nevada 89821-1250 ("**Grantee**").

WHEREAS, Grantor received a conveyance from the trustee of "Trust B" of the Curtis Family Trust of 2000 Under Declaration of Trust dated December 8, 2000, as amended ("**Trust B**") of the Life Estate (as hereafter defined) in 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, the "**Life Estate**" comprises all income, distributions, and other proceeds and receipts as to the Property Interest for the lifetime of Grantor to the extent such otherwise would have been distributable by Trust B to Grantor during his lifetime; and

WHEREAS, Grantor desires to transfer to Grantee, and Grantee wishes to acquire from Grantor, the Life Estate.

### WITNESSETH:

THAT GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 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 its successors and assigns, forever.

Grantor represents and warrants that he is the lawful owner of the Life Estate, that the same is free and clear of all encumbrances whatsoever, that Grantor has good right to transfer and assign the Life Estate, and that Grantor will warrant and defend the same against all and claims and demands whatsoever. Once this Deed is fully executed, Grantor shall have no continuing interest in the Property Interest in Trust B, and shall no longer be a beneficiary of Trust B with respect to the Property Interest.

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.


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

**GRANTOR:**

  
WILLIAM A. CURTIS, JR.

**GRANTEE:**

**PLACER DOME U.S. INC.,**  
a California corporation

By:   
Name: J. PETER NEILANS  
Title: PRESIDENT

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

This Deed was acknowledged before me, a notary public, on this Mon day of December 5, 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: 7/29/08

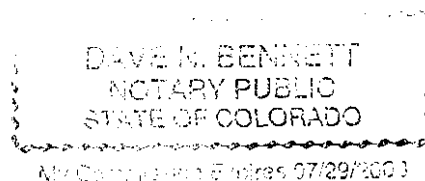
STATE OF COLORADO )  
 ) ss.  
CITY & COUNTY OF DENVER )

This Deed was acknowledged before me, a notary public, on this Monday of December 5, 2005, by J. Peter Neitans as President of Placer Dome U.S. Inc., 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: 7/29/08



**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.

6. Special Warranty Deed dated December 5, 2005 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, as Grantor, and William A. Curtis, Jr., which is being recorded contemporaneously herewith.

**202510**

State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s)

- a) \_\_\_\_\_  
b) N/A  
c) \_\_\_\_\_  
d) \_\_\_\_\_

FOR RECORDERS OPTION USE ONLY

Document/Instrument #:

208510

Book: 429

Page: 47-51

12/7/05  
Date of Recording:

2. Type of Property:

- a) 9 Vacant Land b) : 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: 8  
b) Explain Reason for Exemption: Transfer of interest in unpatented mining claims

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.

Grantor and Grantee

Signature

Placer Dome U.S. Inc., By:

J. PETER NEILANS

Grantor and Grantee

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: William A. Curtis, Jr.,

and

Address: 2465 Kinney Lane, Reno NV 89511

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Placer Dome U.S. Inc.

and

Address: HC 66, Box 1250 Crescent Valley, 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)