

APN: 004-220-05, 004-220-11, 004-250-04,
004-400-01 and Part of 004-210-01

After recording return,
and send tax statements, to:
Newmont Mining Corporation
Attn: Land Department
555 Fifth Street
Elko, Nevada 89801

BOOK 440 PAGE 274-279
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Newmont Mining
2006 AUG 16 PM 1:09

EUREKA COUNTY, NEVADA
H.N. REBALEATI, RECORDER
FILE NO. **205729**
FEES 19.00

The undersigned hereby affirms this document submitted
for recording does not contain a social security number.

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED, made this 16 day of August, 2006, by
and between Newmont USA Limited, a Delaware corporation, d/b in Nevada as Newmont
Mining Corporation, Grantor; and Elko Land and Livestock Company, a Nevada corporation,
Grantee;

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00),
lawful, current money of the United States of America, to it in hand paid by the said Grantee, the
receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and
confirm unto the said Grantee, all Grantor's right, title, estate or interest in and to that certain real
property located in Eureka County, Nevada, more particularly described as:

See Exhibit A 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, remainders, rents, issues and profits
thereof.

SUBJECT TO, all encumbrances, exceptions and reservations of record.

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

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

Newmont USA Limited:

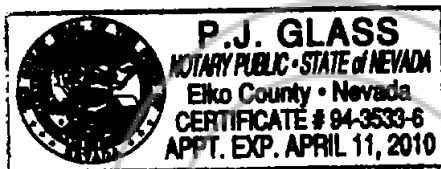
By:

Leland W. Krugerud
LELAND W. KRUGERUD

Title: Vice President

STATE OF NEVADA)
) SS.
COUNTY OF ELKO)

On this 16th day of August, 2006, personally appeared before me, a Notary Public, Leland W. Krugerud, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument as the Vice President of Newmont USA Limited.



P.J. Glass
NOTARY PUBLIC

EXHIBIT A

All that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 33 NORTH, RANGE 48 EAST, MDM

Section 13: All;
Section 23: All;

EXCEPTING FROM the SW1/4 of Section 23 and N1/2 of Section 26, TOWNSHIP 33 NORTH, RANGE 48 EAST, M.D.M., that portion of land conveyed to NL Baroid Division of NL Industries, Inc., by Deed dated December 17, 1978, recorded December 28, 1978, in Book 68, Page 244, Official Records, Eureka County, Nevada.

Section 24: All;
Section 25: Parcel No. 1 on that certain Parcel Map for Newmont Gold Company, filed in the Office of the Eureka County Recorder, Eureka, Nevada, on August 20, 1992, as File Number 142001;

EXCEPTING FROM NE1/4NE1/4 of Section 26, and the NW1/4NW1/4 of Section 25, TOWNSHIP 33 NORTH, RANGE 48 EAST, M.D.M., that portion of land conveyed to John Davis and Joanna Davis, Husband and Wife, by Deed dated February 14, 1981, recorded March 4, 1981, in Book 92, Page 24, Official Records, Eureka County, Nevada, and by Quitclaim Deed dated April 24, 1986, recorded May 1, 1986, in Book 144, Page 142, Official Records, Eureka County, Nevada;

And a parcel of land being a portion of Parcel No. 2, as shown on a parcel map for Newmont Gold at File No. 142001, and as defined on that certain Boundary Line Adjustment Record of Survey at File No. 176386 and as conveyed to Newmont Mining Corporation by Quitclaim Deed at File No. 176385, at Book 340, Official Records, Page 532, all within the records of the Eureka County Recorder, more particularly described as follows:

Commencing at the southwest corner of said Section 25, as shown on said Newmont Gold Company Parcel Map, a point from which the southeast corner of said Section 25, bears N 88° 39' 04" E, 5313.58 feet, thence N 03° 27' 44" E, 4122.55 feet, to Corner No. 1, a point being the southeast corner of said Parcel No. 2, as shown on said Newmont Gold Company Parcel Map, a point also being on the northerly right of way of U.S. Highway 40, the True Point of Beginning;

Thence N 20° 03' 56" W, 220.23 feet, to Corner No. 2, a point being on the northerly line of said Parcel No. 2;

Thence N 85° 55' 54" E, 67.50 feet along the said northerly line of Parcel No. 2, to Corner No. 3, a point being the northeast corner of said Parcel No. 2;

Thence S 02° 13' 38" E, 211.81 feet along the easterly line of said Parcel No. 2, to Corner No. 1, the Point of Beginning, containing 0.164 acres, more or less.

Section 26: All;

EXCEPT a portion lying and being in the NE1/4 of said Section 26, conveyed by Joe Filippini and wife, to the Western Pacific Railroad Company by Deed dated June 14, 1947, recorded in Book 23, Page 176 of Deeds.

ALSO, excepting therefrom a portion of the NW1/4SW1/4SW1/4 of said Section 26, (said exception covers land in Section 27 also), conveyed by Joe Filippini and wife, to National Lead Company, by Deed dated November 19, 1946, and recorded in Book 23, Page 135 of Deeds;

FURTHER EXCEPTING FROM the SW1/4 of Section 23 and N1/2 of Section 26, TOWNSHIP 33 NORTH, RANGE 48 EAST, M.D.M., that portion of land conveyed to NL Baroid Division of NL Industries, Inc., by Deed dated December 17, 1978, recorded December 28, 1978, in Book 68, Page 244, Official Records, Eureka County, Nevada;

FURTHER EXCEPTING FROM NE1/4NE1/4 of Section 26, and the NW1/4NW1/4 of Section 25, TOWNSHIP 33 NORTH, RANGE 48 EAST, M.D.M., that portion of land conveyed to John Davis and Joanna Davis, Husband and Wife, by Deed dated February 14, 1981, recorded March 4, 1981, in Book 92, Page 24, Official Records, Eureka County, Nevada, and by Quitclaim Deed dated April 24, 1986, recorded May 1, 1986, in Book 144, Page 142, Official Records, Eureka County, Nevada.

Section 27: All that portion thereof situate, lying and being on the Southerly side of the Western Pacific Railroad Company's right of way as the same now crosses said Section 27;

EXCEPT a portion of the SE1/4SE1/4 of said section, (said exception covers land in Section 26 also), conveyed by Joe Filippini and wife, to National Lead Company, by Deed dated November 19, 1946, recorded in Book 23, Page 135 of Deeds.

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Section 33: All that portion of the W1/2 situate, lying and being on the Southerly side of that parcel described in Quitclaim Deed between the State of Nevada, Department of Highways and T Lazy S Ranch, a general partnership, dated February 27, 1978, which is recorded in the official records of Eureka County, Nevada on March 13, 1978, in Book 63 at Page 50, and described as Parcel 28 in Grant, Bargain and Sale Deed from T Lazy S Ranch, a general partnership to Elko Land and Livestock Company, a Nevada corporation, dated August 20, 1982, which is recorded in the official records of Eureka County, Nevada on August 20, 1982, in Book 104 at Page 349, being all that certain real property situate, lying and being in the County of Eureka, State of Nevada, and further described as being portions of the N1/2 of the SW1/4, the N1/2 of the SE1/4 and the S1/2 of the NE1/4 of Section 32, and the NW1/4 of Section 33, all in T. 33 N., R. 48 E., M.D.B. & M., and more fully described by metes and bounds as follows, to wit:

BEGINNING at the intersection of the left or northerly right of way line of Interstate Route 80 and the southerly right of way line of the Southern Pacific Railroad, said point of intersection is further described as being 501.63 feet left of and at right angles to the westbound centerline of said IR-80, at Highway Engineer's Station "AW" 990 + 73.73 P.O.T., and further described as bearing N. 0° 15' 22" E., a distance of 1223.94 feet, from the southwest corner of Section 32, T. 33 N., R. 48 E., M.D.B. & M., thence N. 68° 09' 49" E., along the said railroad right of way, a distance of 7776.99 feet to a point; thence, continuing along said railroad right of way line, S. 58° 52' 34" W., a distance of 619.62 feet, to a point; thence, N. 68° 09' 49" E., a distance of 1066.08 feet, to an intersection with north-south quarter line of said Section 33; thence south, along said quarter line, a distance of 426.16 feet, to an intersection with the left right of way line of IR-80; thence, S. 69° 26' 24" W., a distance of 7240.59 feet, along said highway right of way line, to a point; thence continuing along said right of way line, west, a distance of 898.75 feet, to the point of beginning.

Section 35: E1/2;

Section 36: E1/2NE1/4; and that portion of the NW1/4NE1/4 of Section 36 lying Northerly of the proposed 200 foot left or Northerly right of way line of Nevada Interstate Route 80, Federal Aid Project I-080-4 (6) 254, conveyed to Tony Miller, et ux, by Deed recorded in Book 27, Page 24 of Deeds, said parcel contains an area of 4.33 acres, more or less.

There is specifically excepted from the foregoing, those portions of Section 25, 26, 27, 33 and 36, heretofore deeded to the State of Nevada on relation of its Department of Highways, in Deeds recorded in Book 26, Page 282, File Number 36887; Book 27, Page 27, File Number 38803; and in Book 27, Page 30, File Number 38804 of Deeds.

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

Section 31: Portions of Lots 1 and 2, E1/2NW1/4, SW1/4NE1/4, NE1/4SW1/4, N1/2SE1/4 and SE1/4SE1/4 lying Northerly of the proposed 200 foot left or Northerly highway right of way line of Nevada Interstate Route 80, Federal Aid Project I-080-4 (6) 254, and Southerly of the 180 foot right or Southerly highway right of way line of Nevada State Route 1 (U.S. 40), as conveyed to Tony Miller, et ux, by Deed recorded in Book 27, Page 24 of Deeds, said above described parcel contains an area of 50.99 acres, more or less.

205729

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STATE OF NEVADA DECLARATION OF VALUE

1 Assessor Parcel Number (s)

- a) 004-220-05, 004-220-11 ;
- b) 004-250-04
- c) 004-400-01
- d) Part of 004-210-01

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'l/Ind'l |
| g) <input checked="" type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other: | |

3. Total Value/Sales Price of Property:

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 1.
- b. Explain Reason for Exemption: A mere change in identity, form or place of organization, such as a transfer between a corporation and its parent corporation, a subsidiary or an affiliated corporation if the affiliated corporation has identical common ownership.

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 [Signature] Capacity Manager of Land, U.S.
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Newmont USA Limited
Address: 555 Fifth Street
City: Elko
State: NV Zip: 89801

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Elko Land and Livestock Company
Address: 555 Fifth Street
City: Elko
State: NV Zip: 89801

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

FOR RECORDERS OPTIONAL USE ONLY

Document/Instruments #: 205729
Book: 440 Page: 274-279
Date of Recording: 8-16-06
Notes: _____