

MINING WARRANTY DEED

THIS INDENTURE made this 5th day of March, 1984 by and between AMAX of Michigan, Inc. (formerly known as Climax Molybdenum Company of Michigan), a corporation duly organized and existing under and by virtue of the laws of the State of Michigan, duly authorized to do business in the State of Nevada, whose address is 1707 Cole Boulevard, Golden, Colorado 80401 (hereinafter called "Grantor") and Donald E. Bently whose address is P.O. Box 157, Minden, Nevada 89423 (hereinafter called "Grantee").

WITNESSETH that Grantor in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold and conveyed and by these premises grants, bargains, sells and conveys unto Grantee, his successors and assigns, forever, that tract or parcel of land situated, lying and being in Douglas County, Nevada, more fully described as follows:

The Northwest One Quarter (NW 1/4) of the Southeast One Quarter (SE 1/4) of Section 25 (S 25), Township 12 North (T 12 N), Range 21 East (R. 21 E.), Mt. Diablo Meridian.

TOGETHER with all dips, spurs and angles, and also, all ores, metals, minerals, mineral-bearing materials and other valuable mineral substances, and all rights, privileges and franchises thereto incident, appendant and appurtenant, and therewith usually had and enjoyed; and also, all and singular the tenements, hereditaments and appurtenances thereto belonging, or in any wise appurtenant, and the rents, issues and profits thereof; and also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of Grantor of, in or to said premises and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD the premises hereby granted and conveyed, with all rights, privileges and appurtenances thereto belonging, unto Grantee, his successors and assigns, forever.

AND the Grantor for itself and its assigns, does hereby covenant, promise and agree to and with Grantee, his successors and assigns, that the Grantor, at the time of execution and delivery of these presents, was lawfully seized of the premises above conveyed as of good, absolute and indefeasible state of inheritance, in fee simple, and has good right, power and lawful authority to grant, bargain, sell and convey the same in the manner aforesaid; and that the Grantee, his successors and assigns, shall and may at all times hereafter peaceably and quietly have, use, hold, occupy, possess and enjoy the said premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance by the Grantor, assigns or of any other person or persons lawfully claiming or to claim the same; and that the said premises are now free and clear of and from all former and other grants, trusts, uses, charges, estates, judgments, taxes and encumbrances of whatever nature or kind whatsoever, except:

1. Any royalty reserved to or due to the State of Nevada.
2. Taxes for the fiscal year July 1, 1984 to July 1, 1985, together with personal property taxes and assessments and other taxes collected therewith, a lien, not yet due or payable. Taxes for all years subsequent thereto.
3. Any loss or damage arising out of the fact that the said premises may be situate within the boundaries of any present or future general improvement, special assessment, water or sewer districts, the existence of which is not, at the date hereof, a matter of public record.
4. Right of way in favor of the Truckee River General Electric Company, as granted by the H.F. Dangberg Land and Livestock Company for pole lines and incidental purposes, recorded August 12, 1907, in Book B of Miscellaneous Records, Page 217, Douglas County, Nevada, records. (Location Indefinite)
5. The property herein doesn't appear to have any recorded access out to any public street road or highway.
6. Any royalty reserved to or due to the State of Nevada, as contained in Deed to the Vestee herein, recorded July 6, 1972, in Book 102, Page 694, Document No. 60448, of Official Records of Douglas County, Nevada.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the day and year first above written.

Attest:

AMAX of Michigan, Inc.

SEAL
[Signature]

By: P G Ball
 D. G. BALL

STATE OF COLORADO)
) ss.
 COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 7th day of March, 1984, by D. G. Ball as Vice President and Raymond J. Cook as Assistant Secretary, of AMAX of Michigan, Inc., a Michigan corporation.

WITNESS my hand and official seal.

SEAL

[Signature]
 Notary Public

My commission expires:

March 28, 1986

REQUESTED BY
Bill Shaw
 IN OFFICIAL RECORDS OF
 DOUGLAS CO. NEVADA
 \$6.00 pd.
 1984 MAR -9 AM 11:01

SUZANNE BEAUDREAU
 RECORDER

[Signature] 097912

Dep. BOOK 384 PAGE 684