

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 2nd day of December, 1985, between Petrotomics Company, a Delaware corporation, whose address is P. O. Box 8509, Shirley Basin, Wyoming 82615 ("Grantor"), and Pathfinder Mines Corporation, a Delaware corporation, whose address is 550 California Street, San Francisco, California 94104 ("Grantee").

Grantor, for value received, hereby sells and conveys to Grantee that certain land located in Carbon County, Wyoming, described in Exhibit A attached hereto and by this reference incorporated herein for all purposes (collectively, the "Land"), together with all and singular the rights, easements, servitudes, and appurtenances pertaining to such Land, including without limitation any right, title, and interest of Grantor in and to all improvements, if any, located thereon and all streets, roads, and rights-of-way, if any, included therein or adjacent thereto; and warrants the title to the Land against all persons claiming under it, provided that this warranty as to the Land does not extend to, and Grantee takes title subject to, the following exceptions to title: (i) general taxes and assessments for 1985 and subsequent years, not yet due or payable; (ii) any state of facts an accurate survey may disclose; (iii) zoning regulations and any federal, state or local laws or regulations; (iv) all assessments, costs and charges for any municipal improvements affecting or benefitting the Land; and (v) covenants, restrictions, easements and agreements of record affecting the Land, as the same may be of present force and effect.

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



Corporate Seal

GRANTOR:

PETROTOMICS COMPANY,
a Delaware corporation

By: R. F. Wilson
Vice-President

Attest:
R. E. Kocn
Assistant Secretary

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) : ss.

The foregoing instrument was acknowledged before me this 2nd day of DECEMBER, 1985 by R. F. Wilson as VICE President and R. E. Kocn as ASSISTANT Secretary of Petrotomics Company.

Witness my hand and official seal.

My commission expires: _____

EXHIBIT A

A parcel of land situated in Sections 27, 28, 29, 32, 33, and 34 of T.28 N., R.78 W., 6th Principal Meridian, Carbon County, State of Wyoming, being more particularly described as follows:

Commencing at the section corner common to Sections 28, 29, 32, and 33, T.28 N, R.78 W.

Thence westerly 558.0 feet along the north line of said Section 32 to Station No. 1 of a Boundary Agreement entered into as of the 22nd day of July, 1960 by and between Tidewater Oil Company and Utah Mining Corporation said point being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence S 89° 57'50" E, 300 feet to Station No. 2,

Thence N 1° 23'43" W, 71.44 feet to Station No. 3, which is coincident with the Northwest corner of 332878 No. 20, a patented lode claim embraced in Mineral Survey 633,

Thence N 88° 37'06" E, 4,500.40 feet to Station No. 4, which is coincident with the Northeast corner of 332878 No. 2, a patented lode claim embraced in Mineral Survey 633,

Thence N 88° 38'08" E, 1,501.01 feet to Station No. 5,

Thence S 1° 22'03" E, 1,502.32 feet to Station No. 6,

Thence N 88° 35'39" E, 32.05 feet to Station No. 7,

Thence S 1° 19'20" E, 984.11 feet to Station NO. 8,

Thence S 1° 19'20" E, 516.47 feet to Station No. 9,

Thence N 88° 44'28" E, 471.14 feet to Station No. 10,

Thence S 1° 22'54" E, 2414 feet to a point on the south line of said Section 34,

Thence S 89° 34' W, 1125 feet along the south line of said Section 34 to the southwest corner of said Section 34,

Thence S 88° 37' W, 2622.9 feet to the South $\frac{1}{4}$ corner of said Section 33,

Thence S 89° 12' W, 1322.9 feet to the west $\frac{1}{16}$ corner common to said Section 33 and Section 4, T.27 N., R.78 W.,

Thence northerly along the east line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 33 to the SW $\frac{1}{16}$ corner of said Section 33,

Thence northerly along the east line of the S $\frac{1}{2}$, S $\frac{1}{2}$, NW $\frac{1}{4}$, SW $\frac{1}{4}$ of said Section 33, 330 feet more or less, to the NE corner of said S $\frac{1}{2}$, S $\frac{1}{2}$, NW $\frac{1}{4}$, SW $\frac{1}{4}$ of said Section 33,

Thence westerly along the north line of said S $\frac{1}{2}$, S $\frac{1}{2}$, NW $\frac{1}{4}$, SW $\frac{1}{4}$, 1320 feet more or less, to the NW corner of said S $\frac{1}{2}$, S $\frac{1}{2}$, NW $\frac{1}{4}$, SW $\frac{1}{4}$, said point being on the west line of said Section 33,

Thence due West, 317.46 to the west line of 332878 No. 43 a patented lode claim embraced in Mineral Survey No. 659,

Thence N 3° 42'00" W, 1316.23 feet along the west line of said Mineral Survey 659 to a point on the south line of 322878 No. 1, a patented lode claim embraced in Mineral Survey No. 633,

Thence S 88° 37'00" W, 98.74 feet along said south line of Mineral Survey 633 to Corner No. 3 of said 322878 No. 1,

Thence N 1° 23'00" W, 8.60 feet along the west line of said Mineral Survey No. 633 to a point on the north end line of Such 7, an unpatented lode claim embraced in Mineral Survey No. 724 A,

Thence N 86° 46' W, 476.50 feet along said north line of Mineral Survey 724 A to Corner No. 3 of said Such 7,

Thence S 3° 42'00" E, 33.61 feet along the west line of Mineral Survey 724 A to Corner No. 3 of SMS 30, an unpatented Millsite claim embraced in Mineral Survey No. 724B,

Thence S 89° 11'00" W, 615.27 feet along the north line of said Mineral Survey No. 724B to a point of intersection with coordinate grid line E77200, based on Pathfinder Mines Corporation coordinate grid system,

Thence due north along said Pathfinder Mines Corporation E77200 coordinate line to a point on the north line of said Section 32,

Thence easterly along the north line of said Section 32, 1060 feet to Station No. 1, the TRUE POINT OF BEGINNING.

Said parcels contain 805.1 acres more or less. This acreage is distributed as follows:

Section 27	-	1.4 acres
Section 28	-	15.7 acres
Section 29	-	0.4 acres
Section 32	-	101.1 acres
Section 33	-	598.3 acres
Section 34	-	88.3 acres
		<u>805.1 acres</u>

Note: The numbered stations referred to in this description

