

WARRANTY DEED

K.A.

THIS CONVEYANCE, made this 29th day of September, 1998, by and between HECLA MINING COMPANY, whose address is 6500 Mineral Drive, Coeur d'Alene, Idaho 83815, hereinafter referred to as "Grantor," and HOLLOWAY PROPERTIES L.L.C. whose address is 411 Cashmere, Boise, Idaho 83705, hereinafter referred to as "Grantee".

83702 K.A.

WITNESSETH:

That the said Grantor, for and in consideration of Ten Dollars (\$10.00), lawful money of the United States of America, and other good and valuable consideration to them in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, and to its successors and assigns forever, all of the following described real estate situated in the County of Valley, State of Idaho, to-wit:

All that certain lot, piece or parcel of land, situate in Valley County, Idaho, and shown as Tracts 1 and 6 in Block 2, Abstein Subdivision, a plat which is recorded in the office of the Recorder of Valley County, Idaho, more particularly described as:

A parcel of land commencing at the Southwest corner of Block 2 of the Abstein Subdivision located in the SE ¼ NW ¼ and in the NE ¼ SW ¼ of Section 21, Township 19 North, Range 8 East, B.M., Valley County, Idaho; thence North 238.5 feet; thence East 300 feet; thence South 300 feet; thence Westerly along the South boundary of Block 2 to the Point of Beginning.

TOGETHER WITH, all improvements situated thereon, specifically including, but not limited to, two 17' x 21' A-frame structures, one owner/manager structure, one garage, one bunkhouse, one lodge, two gazebos, one wellhouse and two storage sheds.

TOGETHER WITH, all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said Grantor.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises together with the appurtenances unto the Grantee, and its successors and assigns forever.