

WARRANTY DEED

FOR VALUE RECEIVED, BLUEFIELDS, S.A., a Panama corporation, herein "Grantor," does hereby grant, bargain, sell and convey to STEVEN HILL, herein "Grantee," whose current address is 7638 Sundance Drive, Boise, Idaho 83709, the real property in Washington County, Idaho, more particularly described on Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all water rights and mineral rights pertinent to said premises; and

TOGETHER WITH the tenements, hereditaments, and appurtenances thereto of in anywise appertaining.

Said property consisting of 5,607 acres, more or less, also containing and including all BLM permits and State of Idaho leased lands in Townships 12 and 13 contiguous with the described property.

SUBJECT TO:

1. General taxes and assessments for the year 1991, a lien not yet due and payable, and
2. All easements and rights-of-way of record.

TO HAVE AND TO HOLD unto the Grantee, his successors, administrators and assigns forever. Grantor covenants to and with the Grantee that it is the owner in fee simple of said property, that said property is free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned, an officer of Grantor, having first been duly authorized, has executed this Warranty Deed the 13 day of August, 1991.

BLUEFIELDS, S.A.

Warwick

By Warwick
Its President

THE SIGNATURE
*The Right Honourable
Greville Earl of Warwick*

BRITISH EMBASSY
SECTION PARIS Aug 13 91

CONFIDENTIAL



EXHIBIT A

Real Property in Washington County, Idaho, more particularly described as follows:

IN TOWNSHIP 12 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN:

Section 6: Lots 3, 4, 5, 6, & 7, NE1/4SW1/4, E1/2SE1/4;
 Section 7: Lots 1, 2, 3, & 4, E1/2, E1/2W1/2;
 Section 8: W1/2SW1/4;
 Section 17: W1/2NW1/4;
 Section 18: Lot 1, N1/2NE1/4, NE1/4NW1/4, SE1/4NE1/4;
 Section 19: Lots 1, 2, 3 & 4, W1/2SE1/4, SE1/4NW1/4
 E1/2SW1/4;
 Section 30: Lots 2, 3 & 4, W1/2NE1/4, E1/2W1/2,
 NW1/4SE1/4;

IN TOWNSHIP 12 NORTH, RANGE 6 WEST OF THE BOISE MERIDIAN:

Section 1: Lots 1, 2, 3 & 4, S1/2NE1/4, SE1/4NW1/4,
 NE1/4SW1/4, S1/2SW1/4, SE1/4;
 Section 2: SE1/4SE1/4;
 Section 11: SE1/4, E1/2NE1/4
 Section 12: All;
 Section 13: All;
 Section 14: E1/2;
 Section 24: N1/2NE1/4, SW1/4NE1/4, E1/2W1/2, SW1/4NW1/4,
 NW1/4SW1/4, SE1/4SE1/4, W1/2SE1/4;
 Section 25: E1/2E1/2;

IN TOWNSHIP 13 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN:

Section 30: Lots 3 & 4, E1/2SW1/4;
 Section 31: Lots 1, 2, 3 & 5, E1/2NW1/4, NE1/4SW1/4;

IN TOWNSHIP 13 NORTH, RANGE 6 WEST OF THE BOISE MERIDIAN:

Section 25: E1/2SE1/4.

INSTRUMENT NO. 153154
 STATE OF IDAHO, COUNTY OF WASHINGTON ss.
 Filed for record at the request of

WEISER VALLEY TITLE

25 Min. past 3:00 o'clock P.M.
 This 12TH day of NOVEMBER 1991

INDEX TO DEEDS

MARY KAUTZ, Recorder/Fee: \$6.00

By Carol R. Hight Deputy

WEISER VALLEY TITLE

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