

APN -n/a unpatented mining claims

Recorded at the request of
and when recorded return to:
David E. Rowe
MXS, Inc.
5900 Feedlot Rd.
Winnemucca, NV 89445



The undersigned affirms that this document
does not contain the personal information of any person.

Quitclaim Deed


This Quitclaim Deed is made and entered into effective on the date stated below by MXS, Inc. a Nevada corporation, 5900 Feedlot Road, Winnemucca, Nevada 89445 ("Grantor"), and Buena Vista Minerals Inc, a Nevada corporation, 938 Young Street, Toronto, Ontario, Canada M4W2J2 ("Grantee").

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to Grantor paid by Grantee, and other good and valuable consideration, the receipt of which is acknowledged, quitclaims to Grantee and Grantee's successors and assigns forever, all of Grantor's right, title and interest in and to the LC 1- 177 unpatented mining claims, BLM NMC No. 1020901 - 1021077, Lincoln County Document Nos. 135445 - 135621, situated in Lincoln County, Nevada.

Together with all dips, spurs, and angles, in and to all the ores, mineral-bearing quartz, rock and earth or other deposits, and in and to all of the rights, privileges, franchises, tenements, hereditaments and appurtenances belonging or appertaining to the unpatented mining claims, including all after acquired title.

Dated June 21, 2010.

MXS, Inc.

By 
David E. Rowe, President

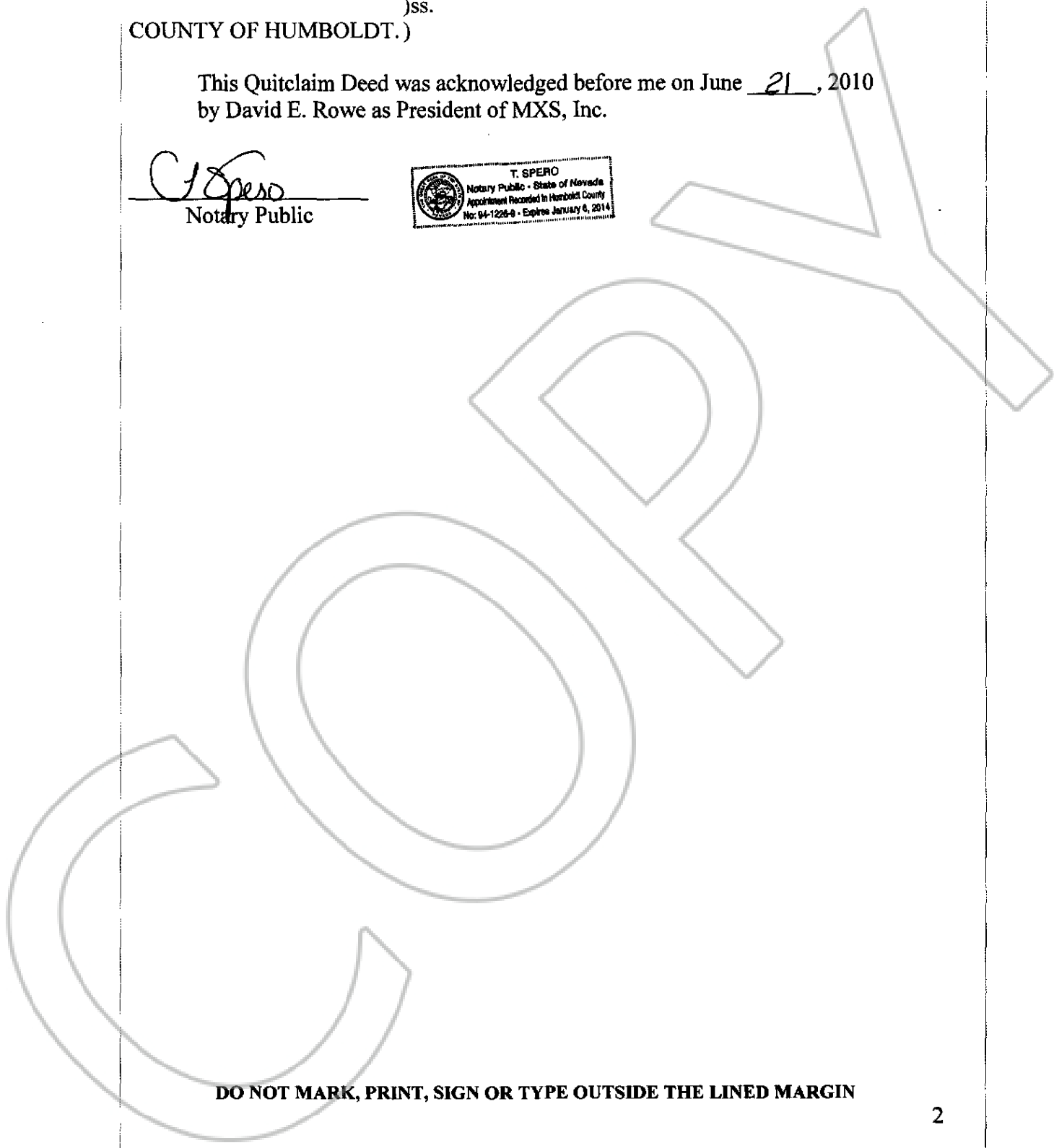
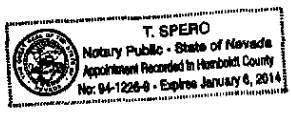
DO NOT MARK, PRINT, SIGN OR TYPE OUTSIDE THE LINED MARGIN



STATE OF NEVADA,)
)ss.
COUNTY OF HUMBOLDT.)

This Quitclaim Deed was acknowledged before me on June 21, 2010
by David E. Rowe as President of MXS, Inc.

T. Spero
Notary Public



DO NOT MARK, PRINT, SIGN OR TYPE OUTSIDE THE LINED MARGIN

State of Nevada Declaration of Value Form

Recording requested By
MXS, INC.

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: DP RPTT:
Book- 256 Page- 0579

- Assessor Parcel Number(s)
 - N/A unpatented mining claims
 - _____
 - _____
 - _____

- Type of Property:
 - Vacant Land
 - Single Fam. Res.
 - Condo/Twnhse
 - 2-4 Plex
 - Apt. Bldg.
 - Comm'l/Ind'l
 - Agricultural
 - Mobile Home
 - Other - unpatented mining claims

FOR RECORDERS OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: 1 signature okay per Jackie on taxation DP

- Total Value/Sales Price of Property \$ _____
 - Deed in Lieu of Foreclosure Only (value of property) (_____)
 - Transfer Tax Value: \$ N/A
 - Real Property Transfer Tax Due \$ 0

- If Exemption Claimed:**
 - Transfer Tax Exemption, per NRS 375.090, Section: (8)
 - Explain reason for Exemption: unpatented mining claims

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 parties agree that 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 Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: MXS, Inc.
 Address: 5900 Feedlot Road
 City: Winnemucca
 State: NV Zip: 89445

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Buena Vista Minerals Inc.
 Address: 938 Young Street
 City: Toronto, Ontario
 State: Canada Zip: M4W2J2

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

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