

WHEN RECORDED, RETURN TO: Royal Street Land Company  
P.O. Box 889  
Park City, Utah 84060

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4626653

SPECIAL WARRANTY DEED

4626653  
20 MAY 88 12:30 PM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
WESTERN STATES TITLE  
REC BY: REBECCA GRAY DEPUTY

GREATER PARK CITY COMPANY, a Utah corporation, Grantor,  
hereby CONVEYS and WARRANTS against all persons claiming by, through  
or under it, but not otherwise, to ROYAL STREET LAND COMPANY, a  
Utah corporation, Grantee, for the sum of TEN DOLLARS (\$10.00) and  
other valuable consideration, the following described tract of land in Salt Lake  
County, State of Utah:

Beginning at a point which is North 66°37' West 2,569.40 feet from the Southwest corner of Section 30 and the Northwest corner of Section 31, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 86°24' West 1,433.7 feet; thence North 35°17' West 273.6 feet; thence South 76°09' West 1,364.7 feet; thence South 76°00' West 461.00 feet; thence North 22°09' West 485.90 feet; thence South 84°27' West 1,500.00 feet; thence South 22°09' East 600.00 feet; thence North 84°27' East 731.40 feet; thence South 76°00' West 293.9 feet; thence South 35°17' East 319.0 feet; thence South 64°53' West 537.9 feet; thence South 20°13' East 600.0 feet; thence North 62°49' East 578.4 feet; thence South 10°14' East 194.0 feet; thence South 38°29' West 559.0 feet; thence South 57°58' East 555.9 feet; thence South 75°58' West 266.2 feet; thence South 12°57' East 500.7 feet; thence South 81°45' West 896.2 feet; thence South 28°20' East 600.0 feet; thence North 83°29' East 294.4 feet; thence South 63°17' West 1,500.2 feet; thence South 15°24' West 326.205 feet; thence South 56°27'13" East 1,813.378 feet; thence South 59°53'47" East 2,105.156 feet; thence North 76°12' East 477.461 feet; thence North 15°24' East 1,008.10 feet; thence North 3,250.00 feet; thence East 1,585.572 feet; thence North 2,170.50 feet to the point of beginning, containing 492.180 acres more or less.

Grantor conveys unto Grantee all existing easements, appurtenant or belonging to the above described parcel of land or used in connection with providing access thereto, including the right to use, in common with others, the Guardsman Pass Road and other roads in public use leading to and from the above described parcel.

BOOK 6030 PAGE 2576

Excepting and excluding all ores and minerals situated in, upon or under the above described tract or tracts of land, together with all rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises), as reserved in United Park City Mines Company, its successors and assigns.

Conveyance is made expressly subject to:

1. All general taxes accruing subsequent to the year 1971.
2. A portion of the Hale Mineral Survey No. 4625 as the same may be found to conflict with the hereinafter described property:

Beginning at a point which is 107 feet West and 732 feet South from the center of Section 35, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 88° 44' West 190 feet; thence South 21° East 176.41 feet; thence South 7° East 104.47 feet; thence North 88° 44' East 120 feet; thence North 1° 16' West 270 feet to the point of beginning.

The conflicting interest of Silver Lake Company, a corporation of Utah, acquired under and by virtue of that certain Deed dated August 1, 1956, by and between Great Western Mines Company, party of the first part, and Silver Lake Company, second party, recorded September 21, 1956, as Entry No. 1503473 in Book 1348 at page 562 of Official Records.

3. Any rights of others in and to that portion of the property first above described that lies within the bounds of Little Dollie No. 4 (4960), Little Dollie No. 7 (4960) and Little Dollie No. 8 (4960).

4. The Guardsman Pass Road and all other existing roadways and trails over or upon the above described parcel.

5. The rights as granted to Utah Power and Light Company under and pursuant to a Pole Line Easement instrument recorded February 10, 1961, in Book 1786, Page 192, Official Records, Salt Lake County, Utah.

BOOK 6030 PAGE 2577

6. An Agreement and Lease dated April 15, 1970, between United Park City Mines Company, as "UPC," and Park City Ventures, as "Lessee," and disclosed by an Indenture recorded in Book 2910 at Page 357 of Official Records.

The officers who sign this Special Warranty Deed hereby certify that this Special Warranty Deed and the transfer represented thereby were duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 14th day of October, 1975.

GREATER PARK CITY COMPANY

By [Signature]  
President

STATE OF UTAH )  
: ss.  
( COUNTY OF SUMMIT )



On the 14th day of October, 1975, personally appeared before me MERLE H. HUSETH, who being by me duly sworn, did say that he, the said MERLE H. HUSETH, is the President of GREATER PARK CITY COMPANY, a Utah corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said MERLE H. HUSETH duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

[Signature]  
Notary Public  
Residing at [Signature]

My Commission Expires:  
6-1-77

BOOK 6030 PAGE 2578