

WHEN RECORDED RETURN TO:
DALE GERRY, LANDS FORESTER
125 So. STATE
SLC, UTAH 84138 4177149

WARRANTY DEED

TPL-UTAH, GRANTOR, hereby CONVEYS and WARRANTS to the UNITED STATES OF AMERICA, and its assigns, GRANTEE, for and in consideration of the exchange therefor of National Forest land as authorized by the Act of March 1, 1911, as amended (16 U.S.C. §516) and the Act of October 21, 1976 (90 Stat. 2743, 43 U.S.C. §1716), land situate in Salt Lake County, State of Utah, as more particularly described in Exhibit A attached hereto and made a part hereof.

RESERVING to the Grantor, all minerals, subject to the "Conditions, Rules and Regulations to Govern Exercise of Mineral Rights Reserved in Conveyances to the United States," a copy of which is attached hereto and made a part hereof.

SUBJECT to easements for established or existing roads, highways, railroads and utilities; and other uses disclosed by instruments recorded in the office of the Salt Lake County Recorder.

The acquiring agency is the Department of Agriculture, Forest Service.

WITNESS the hand and seal of the Grantor this 6th day of December, 1985.

TPL-UTAH
By [Signature]
Title Rest. Int.

SECURITY TITLE CO.
FHK No. E 232401

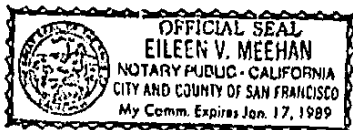
Checked as to proper
description, and found correct
purchase and found correct

1571
Fleming K. Johnson
SECURITY TITLE
DEPT. OF AGRICULTURE
SALT LAKE COUNTY, UTAH
DEC 16 4 33 PM '85
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ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
: ss.
COUNTY OF SAN FRANCISCO)

On the 10th day of December, 1985, personally appeared before me Eileen V. Meehan signer of the above instrument, who being by me duly sworn did say that Martin J. Rosen is the President of TPL-UTAH, and said instrument was signed in behalf of said Corporation by authority duly delegated them by Resolution of the Board of Directors thereof.



Eileen V. Meehan
NOTARY PUBLIC
Residing in Barboursville, CA
My Commission Expires: 1/17/89

Check for \$10.00
Cash or check payable to
purchase and local notary fee

EXHIBIT A

Parcel No. 1:

Wasatch No. 9, Placer Mining Claims Survey No. 6379;

Excepting therefrom the following parcels:

1(a) Beginning at a point which is South $86^{\circ}35'51''$ East, 12,680.74 feet from the West quarter corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base & Meridian, (Basis of bearing is North $89^{\circ}14'29''$ East from the center of Section 12 to the East quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base & Meridian) and running thence South 200.00 feet; thence East 170.00 feet; thence North 200.00 feet; thence West 170.00 feet to the point of Beginning.

1(b) That portion which lies within the bounds of Little Cottonwood Highway and Little Cottonwood Creek and also that portion which lies North of said aforementioned Little Cottonwood Highway.

Said parcel contains 23 acres, more or less.

Parcel No. 2:

Wasatch No. 7, Placer Mining Claims Survey No. 6379;

Excepting therefrom the following parcels:

2(a) Beginning at a point which is South $86^{\circ}13'07''$ East, 9,774.37 feet from the West quarter corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base & Meridian (Basis of bearing is North $89^{\circ}14'29''$ East from the center of Section 12 to the East quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base & Meridian); said point also being on the Southerly right-of-way line of State Highway 210 and a 733.00-foot radius curve to the right (radius point bears North $37^{\circ}52'10''$ West); and running thence 203.90 feet along said curve; thence South $19^{\circ}39'00''$ East, 171.06 feet; thence North $84^{\circ}18'00''$ East, 71.41 feet; thence North $53^{\circ}18'00''$ East, 136.70 feet; thence North $19^{\circ}39'00''$ West, 184.36 feet to the point of Beginning.

2(b) That portion which lies within the bounds of Little Cottonwood Highway and Little Cottonwood Creek and also that portion which lies North of said aforementioned Little Cottonwood Highway.

Said parcel contains 16.70 acres, more or less.

Parcel No. 3:

Wasatch No. 14, Placer Mining Claims Survey No. 6774, Little Cottonwood Mining District, Salt Lake County, State of Utah.

Excepting therefrom the following parcels:

3(a) Beginning at a point which is South $84^{\circ}28'08''$ East, 6,972.68 feet from the West quarter corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base & Meridian (Basis of bearing is North $89^{\circ}14'29''$ East from the center

Checks as to price, acreage,
description and conditions of
parcels, and found correct.

of Section 12 to the East quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base & Meridian); and running thence North 78°29'00" West, 8.08 feet; thence South 83°44'00" West, 117.78 feet; thence South 134.79 feet; thence East 125.00 feet; thence North 145.96 feet to the point of Beginning.

3(b) That portion of the above described property lying within the bounds of Little Cottonwood Highway and as the same was conveyed to Salt Lake County, and also that portion which lies North of said aforementioned Little Cottonwood Highway, and that portion which lies within the bounds of the Little Cottonwood Creek.

Said parcel contains 74.60 acres, more or less.

Containing a total of 114.30 acres, more or less.

UNITED STATES DEPARTMENT OF AGRICULTURE
FOREST SERVICE

CONDITIONS, RULES AND REGULATIONS TO GOVERN EXERCISE OF MINERAL RIGHTS
RESERVED IN CONVEYANCES TO THE UNITED STATES

Code of Federal Regulations - Title 36 - Chapter II - Section 251.15

(a) Except as otherwise provided in paragraphs (b) and (c) of this section, in conveyances of lands to the United States under authorized programs of the Forest Service, where owners reserve the right to enter upon the conveyed lands and to prospect for, mine and remove minerals, oil, gas, or other inorganic substances, said reservations shall be subject to the following conditions, rules and regulations which shall be expressed in and made a part of the deed of conveyance to the United States and such reservations shall be exercised thereunder and in obedience thereto:

(1) Whoever undertaken to exercise the reserved rights shall give prior written notice to the Forest Service and shall submit satisfactory evidence of authority to exercise such right. Only so much of the surface of the lands shall be occupied, used, or disturbed as is necessary in bona fide prospecting for, drilling, mining (including the milling or concentration of ores), and removal of the reserved minerals, oil, gas, or other inorganic substances.

(2)(i) None of the lands in which minerals are reserved shall be so used, occupied, or disturbed as to preclude their full use for authorized programs of the Forest Service until the record owner of the reserved rights, or the successors, assigns, or lessees thereof, shall have applied for and received a permit authorizing such use, occupancy, or disturbance of those specifically described parts of the lands as may reasonably be necessary to exercise of the reserved rights.

(ii) Said permit shall be issued upon agreement as to conditions necessary to protect the interest of the United States including such conditions deemed necessary to provide for the safety of the public and other users of the land, and upon initial payment of the annual fee, which shall be at the rate of \$2 per acre or fraction of acre included in the permit.

(iii) The permit shall also provide that the record owner of the reserved right or the successors, assigns, or lessees thereof, will repair or replace any improvements damaged or destroyed by the mining operations and restore the land in a condition safe and reasonably serviceable for authorized programs of the Forest Service, and shall provide for a bond in sufficient amount as determined necessary by the Forest Service to guarantee such repair, replacement or restoration.

(iv) Failure to comply with the terms and conditions of the aforesaid permit shall be cause for termination of all rights to use, occupy, or disturb the surface of the lands covered thereby, but in event of such termination a new permit shall be issued upon application when the causes for termination of the preceding permit have been satisfactorily remedied and the United States reimbursed for any resultant damage to it.

(3) All structures, other improvements, and materials shall be removed from the lands within one year after date of termination of the aforementioned permit. Should the holder of the permit fail to do so within the specified time, the Forest Service may remove, destroy or otherwise dispose of said structures, other improvements, and materials at the permittee's expense, or in lieu thereof, may upon written notice to the permittee, assume title thereto in the name of the United States.

(4) Timber and/or young growth cut or destroyed in connection with exercise of the reserved right shall be paid for at rates determined by the Forest

Service to be fair and equitable for comparable timber and/or young growth in the locality. All lands resulting from cutting or destruction of timber or young growth shall be disposed of as required by the Forest Service.

(5) In the prospecting for, mining, and removal of reserved minerals, oil, gas, or other inorganic substances all reasonable provisions shall be made for the disposal of tailings, dumpage, and other deleterious materials or substances in such manner as to prevent obstruction, pollution, or deterioration of water resources.

(6) Nothing herein contained shall be construed to exempt operators or the mining operations from any requirements of applicable State laws nor from compliance with or conformity to any requirements of any law which later may be enacted and which otherwise would be applicable.

(7) While any activities and/or operations incident to the exercise of the reserved rights are in progress, the operators, contractors, subcontractors, and any employees thereof shall use due diligence in the prevention and suppression of fires, and shall comply with all rules and regulations applicable to the land.

(b) The conditions, rules and regulations set forth in subparagraphs (1) through (7) of paragraph (a) of this section shall not apply to reservations contained in conveyances of lands to the United States under the Act of March 3, 1925, as amended (43 Stat. 1133, 64 Stat. 52; 16 U.S.C. 555).

(c) In cases where a State, or an agency, or a political subdivision thereof, reserves minerals, oil, gas, or other inorganic substances, in the conveyance of land to the United States under authorized programs of the Forest Service and there are provisions in the laws of such State or in conditions, rules and regulations promulgated by such State, agency or political subdivision thereof, which the Chief, Forest Service, determines are adequate to protect the interest of the United States in the event of the exercise of such reservation, the Chief, Forest Service, is hereby authorized, in his discretion, to subject the exercise of the reservation to such statutory provisions or such conditions, rules and regulations in lieu of the conditions, rules and regulations set forth in subparagraphs (1) through (7) of paragraph (a) of this section. In that event, such statutory provisions or such conditions, rules and regulations shall be expressed in and made a part of the deed of conveyance to the United States and the reservation shall be exercised thereunder and in obedience thereto.

All regulations heretofore issued by the Secretary of Agriculture to govern the exercise of mineral rights reserved in conveyances of lands to the United States under authorized programs of the Forest Service shall continue to be effective in the cases in which they are applicable, but are hereby superseded as to mineral rights hereafter reserved in conveyances under such programs.

(30 Stat. 33, as amended, 10 U.S.C. 831; Interpret or apply 36 Stat. 901, as amended, 16 U.S.C. 813-819, 42 Stat. 409, as amended, 16 U.S.C. 463, 466, and 30 Stat. 828, as amended, 9 U.S.C. 1011)

Signed at Washington, D.C., on April 30, 1963.

(S) ONVILLE L. FREEMAN,
Secretary.

FD-302 (REV. 5-22-64)

5718 REG-1362