

WHEN RECORDED, MAIL TO:
Truong Properties, LLC
1559 West 3860 South
West Valley City, UT 84118
Attention: David Truong

12663246
11/20/2017 3:23:00 PM \$14.00
Book - 10621 Pg - 6347-6349
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

PLEASE MAIL TAX NOTICE TO GRANTEE
AT ITS ADDRESS LISTED BELOW

First American Title
National Commercial Services
NCS File # 841573

Space above for County Recorder's Use
Tax Parcel No. 14-32-201-066-0000

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, KENNECOTT UTAH COPPER LLC, a Utah limited liability company formerly known as Kennecott Utah Copper Corporation, a Delaware corporation (“**Grantor**”), hereby conveys and warrants, against all claiming by, through, or under it (and no others), to Truong Properties, LLC, a Utah limited liability company (“**Grantee**”), whose address is 1559 West 3860 South, West Valley City, UT 84118, that certain real property (the “**Property**”) located in Salt Lake County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, (a) buildings, structures, fixtures, signs, and other improvements of every kind and nature presently situated on, in, under or about the Property; (b) all easements, rights of way, benefits, and appurtenances running with such Property; (c) all of Grantor’s right, title and interest, if any, in any land (and related improvements) lying in any street, road or avenue in front of, adjacent to, or adjoining, such real property; and (d) all of Grantor’s right, title and interest, if any, in and to all mineral and subsurface rights of any kind whatsoever related or appurtenant to such real property.

Grantor hereby reserves all appurtenant water rights, non-appurtenant water rights, all water company shares of stock, and water now held, owned or used in connection with the Property.

SUBJECT TO current taxes and assessments and to reservations, easements, covenants, conditions, restrictions and other matters of record.

[signature and acknowledgment are on the following page]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 20 day of November, 2017.

GRANTOR:

KENNECOTT UTAH COPPER LLC, a Utah limited liability company formerly known as Kennecott Utah Copper Corporation, a Delaware corporation

**APPROVED AS TO FORM
RIO TINTO/KUC LEGAL**

By: [Signature]
Jeff Armington
Corporate Counsel
Date: 11-20-17

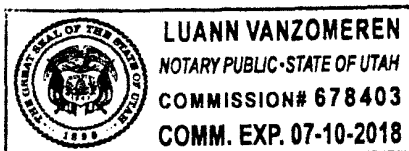
By: [Signature]
Print Name: Marc Cameron
Title: Managing Director, RTKC.

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 20 day of November, 2017, by Marc Cameron, the Managing Director, RTKC of KENNECOTT UTAH COPPER LLC, a Utah limited liability company formerly known as Kennecott Utah Copper Corporation, a Delaware corporation.

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires:
07-10-2018



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of Property

The real property referenced in the forgoing Special Warranty Deed as the Property is located in Salt Lake County, Utah and more particularly described as:

Beginning at a point on the East Right-of-Way Line of 8400 West Street which is South 734.30 feet and East 68.88 feet from the North Quarter corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian basis of bearing being the North Line of said Section 32 which bears South 89°49'24" East; thence South 89°44'24" East 511.98 feet; thence South 0°15'36" West 111.18 feet; thence South 89°39'43" East 391.33 feet; thence South 63°22'42" East 13.48 feet; thence South 39°23'31" East 48.27 feet; thence South 0°10'36" West 353.67 feet to a point on the North line of the Utah and Salt Lake Canal and to a point on a 604.45 foot radius curve to the left, the chord of which bears South 89°03'18" West; thence westerly along said North line and said curve through a central angle of 38°36'34" a distance of 407.31 feet; thence South 69°45'01" West along said North line 127.78 feet; thence North 0°44'30" East 190.73 feet; thence North 82°16'05" West 8.58 feet; thence North 14°25'04" West 35.16 feet; thence South 87°12'47" West 411.49 feet to the East Right-of-Way line of 8400 West Street; thence North 0°08'25" East along said East line 357.74 feet to the point of beginning.