

**SPECIAL WARRANTY DEED**  
[CORPORATE FORM]

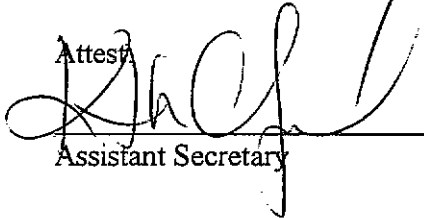
A.P. Green Refractories, Inc., a corporation organized and existing under the laws of the State of Delaware, with its principal office at Green Blvd., City of Mexico, County of Audrain, State of Missouri, grantor hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to WORTHEN AND WILLIAMS, L.L.C., a limited liability corporation organized and existing under the laws of the State of Utah, with its principal office at 2200 North 1100 West, City of Lehi, County of Utah, State of Utah, grantee, for the sum of Ten Dollars (\$10.00), the following described tract of land in Utah County, State of Utah:

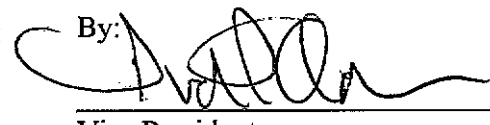
See Exhibit A attached hero and incorporated herein by reference.

Subject only to covenants, easements, restrictions, encumbrances and all other matters of record and subject to existing zoning and building regulations.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at 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 14<sup>th</sup> day of September, A.D. 1998.

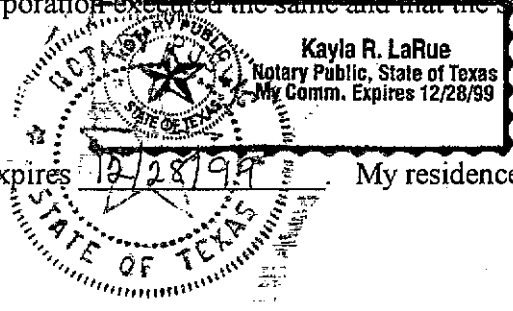
Attest:   
Assistant Secretary

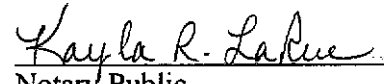
A.P. Green Refractories, Inc.  
By:   
Vice President

[CORPORATE SEAL]

STATE OF TEXAS }  
County of Dallas }

On the 14<sup>th</sup> day of September, A.D. 1998 personally appeared before me Graham L. Adelman and Kenneth C. Fernandez who being by me duly sworn did say, each for himself, that he is the Vice President and he is the Assistant Secretary of A.P. Green Refractories, Inc., respectively, 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 Graham L. Adelman and Kenneth C. Fernandez each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



  
Notary Public

My commission expires 12/28/99 My residence is 2121 San Jacinto

## (ATTACHED SCHEDULE A:)

Commencing at a point located North 00 deg. 06' 29" East along the Section line 781.40 feet and East 59.76 feet from the West quarter corner of Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 07 deg. 06' 49" West along a line parallel to and 1.00 foot East of an existing fence line 345.05 feet; thence North 00 deg. 05' 18" East along a fence line 612.97 feet; thence along the Southerly boundary of a railroad right-of-way as follows: along the arc of a 2864.79 foot radius curve to the right 1180.22 feet (chord bears South 50 deg. 24' 59" East 1171.89 feet) South 88 deg. 40' 19" East 76.37 feet, South 25 deg. 24' 47" East 720.07 feet; thence South 89 deg. 24' 59" West along a fence line 214.05 feet; thence South 08 deg. 27' 18" East along a fence line 313.34 feet; thence along a line parallel to and 1.00 foot North of an existing fence line as follows: South 88 deg. 54' 04" West 529.79, North 42 deg. 34' 16" West 628.00 feet, North 00 deg. 02' 48" East 303.23 feet, North 89 deg. 57' 06" West 124.48 feet to the point of beginning.