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DEED OF CONVEYANCE WITH GRANTS OF EASEMENTS

UNITED STATES STEEL CORPORATION, a Delaware corporation, and the present owner of the property hereinafter described as successor in interest to Columbia Steel Corporation, Columbia Steel Company, Geneva Steel Company and United States Steel Company, Grantor, hereby conveys, transfers and assigns unto BRIGHAM YOUNG UNIVERSITY, a Utah corporation authorized to accept and hold title to said property, Grantee, of Utah County, State of Utah, all of Grantor's right, title, interest in and to the following-described tracts or parcels of land located in Utah County, State of Utah:

Parcel No. 1. -- Ironton Plant - Main Plant Site

A parcel of land situated in the SE 1/4 and the SW 1/4 of Section 17, the NW 1/4 and the East 1/2 of Section 20, the NW 1/4 and SW 1/4 of Section 21, the NW 1/4 of Section 28 and the NE 1/4 of Section 29, T.7 S., R.3 E., SLB&M. The boundaries of said tract of land are described as follows:

Beginning at a point on the East side of The Denver and Rio Grande Western Railroad Company right-of-way; said point of beginning being N 1° 05' W 1282.7 feet and West 1606.0 feet from the corner of Sections 20, 21, 28 and 29, T.7 S., R.3 E., SLB&M; thence along the East side of said right-of-way N 22° W 2067.6 feet; thence N 40° 47' E 295.7 feet; thence N 24° 21' W 651.8 feet; thence S 81° 45' W 243.0 feet to the East side of The Denver and Rio Grande Western Railroad Company right-of-way; thence along said right-of-way N 22° W 1446.8 feet; thence N 22° W 300 feet; thence N 25° 15' W 200 feet; thence N 28° 15' W 83.0 feet; thence N 29° 41' W 199.8 feet; thence N 33° 41' W 240.0 feet; thence N 37° 53' W 235.3 feet to the Southerly boundary line of a County road; thence along said road N 62° 55' E 239.7 feet; thence S 39° 31' E 20 feet more or less; thence N 63° 31' E 400 feet more or less; thence N 75° 32' E 91.5 feet to a State Highway; thence along said highway S 34° 30' E 100.0 feet; thence S 47° 57' E 462.8 feet; thence S 47° 45' E 119.0 feet; thence East 17.3 feet; thence S 47° 51' E 558.4 feet; thence S 48° 50' E 576.3 feet; thence S 52° 27' W 16.9 feet; thence S 48° 35' E 1082.3 feet; thence S 35° 42' E 1596.0 feet; thence S 15° 49' E 341.4 feet; thence S 16° 26' E 109.2 feet; thence S 23° 45' E 381.0 feet; thence S 27° 45' E 395.3 feet; thence S 38° 15' E 433.2 feet; thence S 42° 15' E 1060.6 feet; thence S 38° 30' E 247.5 feet; thence S 15° 00' E 222.0 feet; thence S 14° 28' E 760.6 feet; thence S 14° 26' E 551.0 feet; thence N 89° 15' W 797.1 feet; thence S 0° 15' E 447.01 feet; thence N 89° 23' W 645.50 feet; thence N 80° 03' W 776.06 feet; thence N 78° 23' W 459.60 feet to the Easterly boundary line of The Denver and Rio Grande Western Railroad Company right-of-way; thence along said right-of-way N 21° 53' W 377.32 feet; thence N 22° 00' W 1797.0 feet to the point of beginning, containing 381.5 acres more or less.

NW NW 28-7-3E  
NW, SW 21-7-3E  
NW, E 1/2 20-7-3E  
SE, SW 17-7-3E  
17048-96  
17048-46  
878-51  
525-53  
H-702-1A  
H-668-1  
H-611-1  
H-611-2/H 736-B HCC1  
9154-53  
5327-59

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Parcel No. 2. -- Small Parcel at SE Corner for Flume

A parcel of land situated in the NW 1/4 of Section 28, T.7 S., R.3 E., SLB&M, Utah County, Utah. The boundaries of said tract of land are described as follows:

NW/4  
SAS-53  
H661-

Beginning at a point located South 1095.50 feet and East 864.57 feet from the corner of Sections 20, 21, 28 and 29, T.7 S., R.3 E., SLB&M; thence N 89° 40' 41" E 160 feet; thence S 0° 15' E 274.96 feet; thence N 40° 25' W 220.5 feet; thence N 0° 15' W 106.46 feet, to the point of beginning containing 0.7 acres more or less.

Parcel No. 3. -- Drain Ditch

Commencing at a point located 3798.47 feet West and 1201.03 feet South from the Northeast corner of Section 20, T.7 S., R.3 E., SLB&M; thence S 88° 26' E 1018.30 feet; thence S 22° E 78.8 feet; thence S 88° 45' W 1047.9 feet; thence North 129.3 feet to the point of beginning, containing 2.01 acres more or less.

Note: Approximately 1.2 acres of this land are a county road.

Commencing at a point in the East line of Section 19, T.7 S., R.3 E., SLB&M said point being South 1274.39 feet from the corner of Sections 17, 18, 19 and 20, thence S 87° 54' W 778.7 feet; thence S 13° 15' E 69.6 feet; thence N 88° 45' E 762.3 feet; thence North 86.1 feet to the point of beginning containing 1.37 acres more or less.

Beginning 237.6 feet (3.60 chains) east of the NW corner of the SW 1/4 of the NE 1/4, Section 19, T.7 S., R.3 E., SLB&M; thence East 1082.4 feet (16.40 chains); thence N 86° 0' E 437 feet; more or less; thence S 12° 40' E 40.5 feet more or less; thence S 86° 0' W 444.4 feet more or less; thence West 1083.8 feet more or less; thence North 40 feet more or less, to point of beginning, containing 1.4 acres more or less.

The aggregate area of the parcels hereinabove described being 386.98 acres, more or less.

Together with all of Grantor's right, title and interest in and to all and singular the tenements, hereditaments and appurtenances belonging or in any wise appertaining to said parcels of land conveyed hereby, together with all appurtenant easements, rights-of-way, licenses and other privileges, including, but not being limited to the following:

- A. Water pipe line agreement.  
The Denver and Rio Grande Western Railroad Company.  
April 28, 1923.

- B. Sewer pipe line agreement,  
The Denver and Rio Grande Western Railroad Company,  
November 27, 1961.
- C. Sewer pipe line easement,  
Utah County Commission, January 16, 1962.
- D. Sewage disposal facilities connection agreement,  
Provo City - October 23, 1961.
- E. Diversion Ditch License,  
United States Department of the Interior, Fish and Wildlife  
Service, October 23, 1953.
- F. Diversion Ditch License Agreement,  
Utah State Fish and Game Commission - December 20, 1951.
- G. Power Line License No. 031091,  
United States Department of the Interior, Bureau of Land  
Management April 29, 1959.  
Proof of Construction accepted July 17, 1964.
- H. Drainage canal right-of-way agreement,  
Knight Investment Company to Columbia Steel Corporation,  
dated June 23, 1926 and recorded in the offices of the Utah  
County Recorder in Book 271, page 540.
- I. Drainage ditch right-of-way from Roy K. and Ella Bullock  
and Mark L. and Leah Scott Roberts, Grantors, to Columbia  
Steel Company, dated December 11, 1934, and recorded in  
the office of the Utah County Recorder in Book 303, page 557.
- J. Pipe line easement from Utah County Commission to Columbia  
Steel Corporation, dated August 13, 1923.
- K. Access road right-of-way from The Sutton Market to Columbia  
Steel Corporation, dated March 4, 1924, and recorded in the  
office of the Utah County Recorder in Book 233, Deeds, on page 197.
- L. Reservations contained in two Quitclaim Deeds from United States  
Steel Corporation to State Road Commission of Utah, dated March 26,  
1964.

And also all the right, title and interest of Grantor in or to pipe lines, utility lines, culverts and other improvements and facilities of whatever nature and however constructed, situated on or about land subject to any of the easements hereinabove referred to and necessary or convenient to the enjoyment of said easements, etc., of any of them.

This conveyance is made subject to all existing easements, rights-of way, licenses, leases and other agreements pertaining to all or any of the parcels of land herein conveyed, whether or not appearing of record, including, but not limited to the following:

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- I. License Agreement for drainage canal road crossing to Republic Creosoting Company (now called Reilly Tar and Chemical Corporation, Ironton, Utah), dated February 29, 1952.
  - II. License Agreement for 6" gas pipe line to Republic Creosoting Company (Reilly Tar and Chemical Corporation), dated May 14, 1954.
  - III. License Agreement for gas pipe line to Utah Natural Gas Company, dated September 24, 1953.
  - IV. Revocable Licenses for signboards issued on September 12, 1963 to Utah County Packing Company; East Provo Stake, L.D.S. Church; and Pacific States Cast Iron Pipe Company.
  - V. License Agreement. Pacific States Cast Iron Pipe Company, dated July 31, 1950, for 8" water pipe line.
  - VI. Easement for roadway conveyed to Pacific States Cast Iron Pipe Company, dated December 31, 1936, and recorded in the Utah County Recorder's office in Book 336 of Deeds at page 50.
  - VII. Easement for water pipe line granted by Columbia Steel Company to Provo City, dated November 30, 1935, and recorded in the records of the Utah County Recorder in Book 319 of Deeds at page 166.
  - VIII. Easement for highway purposes conveyed by Columbia Steel Company to the State Road Commission of Utah, dated December 31, 1936, and recorded in the records of the Utah County Recorder in Book 336 of Deeds at page 309.
  - IX. Right-of-way for highway purposes granted by Columbia Steel Company to State Road Commission of Utah on December 12, 1935 and recorded in Book 316 of Deeds at page 380 in the records of the Utah County Recorder.
  - X. License for irrigation ditch from Columbia Steel Company to State Road Commission of Utah, dated December 12, 1935, and recorded in the records of the Utah County Recorder in Book 316 of Deeds at page 381.
  - XI. Right-of-way for public highway granted by Columbia Steel Company to Utah County on December 31, 1936, and recorded in the records of the Utah County Recorder in Book 336 of Deeds at page 47.
  - XII. Right-of-way for highway purposes conveyed by Columbia Steel Company to Utah County, State of Utah, dated December 31, 1931, and recorded in the Utah County Recorder's records in Book 289 of Deeds at page 368.

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- XIII. Easement for 16" pipe line reserved to Grantors in Deed from Joseph F. and Clara Giles to Columbia Steel Company, dated July 26, 1935, and recorded in the records of the Utah County Recorder in Book 312 of Deeds at page 440.
- XIV. Agreement on drainage waters with Richard M. and Vivien Johnson, dated October 30, 1923, and recorded in Utah County Recorder's office in Book 232 of Deeds at page 573.
- XV. Metering facilities agreement with Mountain Fuel Supply Company, dated March 24, 1954.
- XVI. Easement for power line in favor of Utah Power & Light Company, dated March 31, 1952.
- XVII. License Agreement for power line, dated April 1, 1953, with Utah Power and Light Company.
- XVIII. License Agreement, Utah Power and Light Company for power line purposes, dated April 7, 1954.
- XIX. Ironton Plant Interchange Agreement, Audit No. 4217, Los Angeles and Salt Lake Railroad Company (part of Union Pacific Railroad System) and Columbia Steel Corporation, dated June 10, 1923.
- XX. Easement Agreement, Interchange Side Track, dated November 30, 1923, between Columbia Steel Corporation and Los Angeles and Salt Lake Railroad Company, recorded in Book 236 at Page 610, Utah County Records.
- XXI. Spur Track Agreement, dated November 30, 1923, between Columbia Steel Corporation and Los Angeles and Salt Lake Railroad Company.
- XXII. Easement for railroad purposes from Columbia Steel Corporation and Provo Springville Holding Company to Los Angeles and Salt Lake Railroad Company, dated October 27, 1926.
- XXIII. Easement and right-of-way for railroad purposes from United States Steel Corporation to Los Angeles and Salt Lake Railroad Company and The Denver and Rio Grande Western Railroad Company, dated July 17, 1958.
- XXIV. Easement for railroad purposes from Columbia Steel Corporation to Los Angeles and Salt Lake Railroad Company, dated May 6, 1926, and recorded in Book 252, page 418, Utah County Records.
- XXV. Deed for trackage purposes from Columbia Steel Corporation to Los Angeles and Salt Lake Railroad Company, dated January 8, 1931, covering Ironton interchange yard right-of-way.
- XXVI. Rights of Los Angeles and Salt Lake Railroad Company, The Denver and Rio Grande Western Railroad Company, and Utah Railway Company under trackage agreement dated April 25, 1930, and recorded in Book 285, page 375, Utah County Records.

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- XXVII. Reservation of fissionable material as set forth in that certain Deed from Reconstruction Finance Corporation to Kaiser and Frazer Parts Corporation, recorded April 22, 1949 in Book 519 at page 530, Utah County Records.
- XXVIII. Agreement - Sale of Road Building Material (Blast Furnace Slag) Ironton. United States Steel Corporation and W. W. Clyde Construction Company, dated October 27, 1967.
- XXIX. Agreement CO 34034-A, dated July 7, 1953, between United States Steel Corporation and the LA&SL Railroad Company and The D&RGW Railroad Company adopting the May 7, 1948 Railroad Trackage Agreement LD No. 13711 between Kaiser-Frazer Parts Corporation and the Railroad Companies.

Subject to any other servitudes, reservations and limitations of record so far as the same remain in force and affect said premises.

Subject, also, to all easements, licenses or rights-of-way for public roads, utility lines, etc., across or upon said premises as known or which might be discovered by reason of a physical examination of said premises, together with the right of ingress and egress in connection therewith.

Including also all of Grantor's right, title and interest in and to all water rights, surface and underground, diligence, decreed, certificated or applied for, appurtenant to or used upon said lands and premises or any part thereof or incident to the ownership or use of the above-described lands and premises or the maintenance or operation of the facilities and improvements thereon or appurtenant thereto, including also all water rights represented by Water Certificates issued by the office of the Utah State Engineer or by Applications on file with the office of the Utah State Engineer; subject, however, to any and all vested and accrued water rights for mining, agriculture, manufacturing or other purposes and rights to ditches and reservoirs in connection with such water rights as may be recognized and acknowledged by local customs, laws or court decisions.

This property or a portion thereof is within the Springville Irrigation District and the Utah Lake Control Drainage District.

