

AFTER RECORDING, PLEASE MAIL TO
AND SENT TAX NOTICES TO:

Kennecott Corporation
Utah Copper Division
P.O. Box 31838
Salt Lake City, Utah 84131-0838
Attention: W.B. Stump

75.00
RECORDED
JAN 3 4 58 PM '84
KenneCott Corp
LOWELL NURSE
DIXON
COUNTY,

3589452

WARRANTY DEED

CALVIN J. SPRATLING and CARLA P. SPRATLING, husband and wife, Grantors of Umatilla County, State of Oregon, hereby convey and warrant to KENNECOTT CORPORATION, a New York corporation which has offices at the address specified above, Grantee, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the following described real property located in Salt Lake County and Tooele County, State of Utah:

See Exhibit "A" attached hereto and by this reference made a part hereof.

The real property described herein is subject to the following:

See Exhibit "B" attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, said Grantors have executed these presents this 29th day of December, 1983.

Calvin J. Spratling
CALVIN J. SPRATLING

Carla P. Spratling
CARLA P. SPRATLING

BY TITLE CO
224816

REC-5521 INT 761

STATE OF OREGON)
): ss.
COUNTY OF UMATILLA)

On the 29th day of December, 1983, personally
appeared before me CALVIN J. SPRATLING and CARLA P. SPRATLING,
signers of the above instrument who duly acknowledged to me
that they executed the same.

Allen M. Buler
NOTARY PUBLIC
Residing at: Pennington, Oregon

My Commission Expires:
11/3/85

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EXHIBIT "A"
TO WARRANTY DEED

Real property located in Salt Lake and Tooele Counties, State of Utah, and described as follows:

Parcel 1:

Section 28, T2S, R2W, SLB&M:

A strip of land being approximately 600 feet in width more particularly described as follows:

Beginning at a point East 250 feet from the W 1/4 corner of Section 28, T2S, R2W, SLB&M, said point being on a 1,055.4 foot radius curve which point is also the intersection of the South line of the abandoned E. & G. railroad track with the quarter section line of said Section 28, and running thence along said curve to the left a distance of 376.02 feet; thence N. 55°25' E. 1353.6 feet; thence on a curve to the left, radius 1532.7 feet, a distance of 513.28 feet to the quarter-quarter section line of said Section 28; thence East 571 feet to a quarter-quarter section line; thence South 131.5 feet; thence on a curve to the right, radius 2132.7 feet, a distance of 935.09 feet; thence S. 55°25' W. 896.47 feet to the quarter section line; thence West 1021.01 feet to the point of beginning.

Parcel 2:

Section 29, T2S, R2W, SLB&M:

A strip of land being 600 feet in width and 4622.72 feet in length lying 300 feet on each side of the following described centerline:

Beginning at a point East 1691.87 feet and North 1975.10 feet from the SW Corner of Section 29, T2S, R2W, SLB&M, said point being the end center point as described in that certain Warranty Deed recorded July 6, 1982 as Entry Number 3690501 in Book 5391 on Pages 563 through 568; thence N. 10°17' E. 819.57 feet; thence on a curve to the right, radius 555.4 feet, a distance of 953.85

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feet; thence S. 71°19' E. 2354.3 feet; thence on a curve to the left, radius 1355.4 feet, a distance of 495.0 feet to the East section line of said Section 29.

Parcel 3: (Surface Rights Only)

Section 34, T2S, R3W, SLB&M:

The E1/2 NE 1/4; the SW 1/4 NE 1/4; the SW 1/4; the N 1/2 SE 1/4; and Lots 1 and 2.

Excepting therefrom, the T.V. Access Roadway and Lease Sites (that portion thereof lying in Section 34) hereinafter described, and the Rock Cabin and Christmas No. 1 Mining Claims, Mineral Survey Nos. 5780 and 5870.

The T.V. Lease Sites are more particularly described as follows:

Site No. 1

Beginning at a point South 1298.58 feet and West 1285.06 feet from the Northeast Corner of Section 34, T2S, R3W, SLB&M which point is the Northeast corner of the Southwest quarter Northeast quarter of said Section 34; thence North 89°08' West 500.00 feet, thence South 250.00 feet, thence South 89°08' East 500.00 feet, thence North 250.00 feet to the point of beginning.

Site No. 2

Parts of Sections 34 and 35, Township 2 South, Range 3 West, Salt Lake Base and Meridian, beginning 416.6 feet West and 729.16 feet South of the Northeast corner Section 34, and running thence N 90° East 275 feet; thence N 92°45' East 725 feet; thence N 113°30' East 900 feet; thence N 23°30' East 132 feet; thence N 66°30' West 924.1 feet; thence N 87°15' West 755.44 feet; thence N 0° East 168 feet; thence N 90° West 579 feet; thence N 180° East 300 feet; thence N 90° East 304 feet to the point of beginning.

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Parcel 4: (Surface Rights Only)

Section 34, T2S, R3W, SLB&M:

The surface rights only to that portion of the North Side mining claim, Mineral Survey No. 5379 lying within the SE 1/4.

Parcel 5: (Surface Rights Only)

Section 35, T2S, R3W, SLB&M:

Lots 1 through 9, inclusive, and the West 35 feet of the NE 1/4 NE 1/4; W 1/2 NE 1/4; the NW 1/4 SW 1/4; and the NW 1/4.

Excepting therefrom the T.V. Access Roadway and Lease Site (that portion thereof lying in Section 35) hereinafter described and the following mining claims: Smoker, Mineral Survey No. 5379; Maple No. 1, Maple No. 2, Mineral Survey No. 6055; Oxford fraction, Oxford Fraction No. 0, Oxford No. 5, Oxford No. 6, and Oxford No. 7, Mineral Survey No. 5971.

The T.V. Lease Site being more particularly described as follows:

Parts of Sections 34 and 35, Township 2 South, Range 3 West, Salt Lake Base and Meridian, beginning 416.6 feet West and 729.16 feet South of the Northeast corner Section 34, and running thence N 90° East 275 feet; thence N 92°45' East 725 feet; thence N 113°30' East 900 feet; thence N 23°30' East 132 feet; thence N 66°30' West 924.1 feet; thence N 87°15' West 755.44 feet; thence N 0° East 168 feet; thence N 90° West 579 feet; thence N 180° East 300 feet; thence N 90° East 304 feet to the point of beginning.

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The T.V. Access Roadway, referred to above, is described in that certain document recorded June 21, 1982 as Entry No. 3686126 in Book 5385 at Page 1452 and re-recorded as Entry No. 3708354 in Book 5406 at Page 2486 of the Official Records of the Salt Lake County, Utah, Recorder.

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EXHIBIT "2"
TO THE WARRANTY DEED

The Real Property conveyed hereunder is subject to the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes for the year 1984.
8. (Affects all Parcels)
The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which become effective upon a change to the use of all or part of eligible land, by reason of various instruments of record.
9. (Affects Parcel No. 1 and other property)
The terms and conditions as contained in those certain Deeds from Garfield Smelting Company, a corporation, Grantor, recorded October 30, 1917 as Entry No.'s 386051 and 386052 in Book 10-P of Deeds, at pages 84-6.
10. (Affects Parcel No. 1)
A Right of Way and Easement 8.25 feet on each side of a line as surveyed across Lots 5 and 6 of Section 28 and

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other property (exact location not disclosed) for erecting, stringing and maintenance of telephone, telegraph and power transmission poles and lines as created in favor of Utah Copper Company by instrument recorded September 6, 1907 as Entry No. 226733 in Book 7-P of Deeds at page 324 of Official Records.

11. (Affects parcels No. 3 and 5)
Exceptions and reservations as contained in that certain Patent from the United States of America recorded June 11, 1936 as Entry No. 787393 in Book 165 of Deeds at page 424 and that certain Patent from the United States of America recorded May 11, 1949 as Entry No. 1156762 in Book 577 at page 579 of Official Records, and that certain Patent from the United States of America, recorded December 30, 1940 as Entry No. 895617 in Book 257 of Deeds at page 553-4.
12. (Affects Parcel No. 4)
All rights and reservations contained in that certain Patent for said Mining Claims, recorded August 6, 1937 as Entry No. 816035 in Book 200 of Deeds, pages 245-6.
13. (Affects Parcel No. 4)
Exceptions, reservations and restrictions contained in the Deed from G.L. Bemis, Jr. and Utahna Bemis, his wife, to Parley Spratling, dated May 6, 1946, recorded August 5, 1946 as Entry No. 1051163 in Book 489 at page 293 of Official Records.
14. A perpetual easement and right of way created in favor of Kennecott Copper Corporation by Right of Way Deed recorded June 10, 1947 as Entry No. 1084910 in Book 542 at page 131 of Official Records.
15. (Affects Parcels No. 3 and 5)
A perpetual easement and right of way for the erection and continued maintenance, repair, alteration and replacement of the electric, transmission, distribution and telephone circuits of the Grantee, and 13 guy anchors, 56 poles, and four pole towers, with the necessary guys, stubs, cross-arms and other attachments thereof or affixed thereto, for the support of said premises of the Grantors, as granted by Wm. Parley Spratling and Amelia D. Spratling, his wife, to Utan Power & Light Company, its successors and assigns, by Pole Line Easement dated September 17, 1952 and recorded April 21, 1958 as Entry No. 1326412 in Book 1001 at page 98 of Official Records.
16. (Affects Parcel No. 3)
A perpetual easement and right of way for the erection and continued maintenance, repair, alteration and replacement

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of the electric transmission, distribution and telephone circuits of the grantee, and 3 guy anchors and 8 poles, with the necessary guys, stubs, crossarms and other attachments thereon, or affixed thereto, for the support of said premises of the Grantors, as granted by William P. Spratling and Amelia D. Spratling, his wife, to Utah Power & Light Company, its successors and assigns, by Pole Line Easement dated July 19, 1954, recorded September 22, 1954 as Entry No. 1390750 in Book 1126 at page 272 of Official Records.

17. (Affects all Parcels)
Lack of access to the herein described property.
18. (Affects all Parcels)
Rights of Way and Easement for any telephone, electric power lines or other necessary utilities over and across the herein described property that may lie outside the excepted property and used in relation to the TV Lease Site.
19. (Affects Parcel 1)
That certain Mining Lease between Pozzolan Portland Cement Company and Calvin J. Spratling and Carla P. Spratling, dated November 10, 1979 and also subject to and together with those provisions relating to said Mining Lease contained in that certain Agreement to Exchange Real Property between Calvin J. Spratling and Carla P. Spratling and Kennecott Corporation, dated April 30, 1982.

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