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Return to:
Alex M. Byler
Attorney at Law
P O Box 218
Pendleton, OR 97801

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03/28/95 3:03 PM 24.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: S WEST DEPUTY - WI

QUITCLAIM DEED

WILMA DAMMANN, Grantor, of Post Office Box 1626, Forest Lakes, Arizona 85931, hereby quitclaims to WILLIAM MAX SPRATLING, Grantee, of Route 1, Box 18, Haines, Oregon 97833, for the sum of ten and no/100 dollars (\$10.00) and other good and sufficient consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

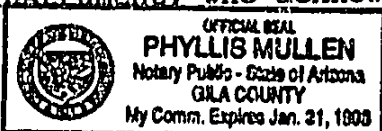
(All that real property described on Exhibit "A" attached hereto and by this reference incorporated herein).

Executed this 1st day of March, 1995.

Wilma Dammann
Wilma Dammann

STATE OF ARIZONA)
County of Gila) ss.

On the 1st day of March, 1995, personally appeared before me WILMA DAMMANN, as signer of the foregoing instrument, who acknowledged to me that she executed the same.



Phyllis Mullen
Notary Public
Residing at: Payson

My commission expires:
1-31-98

ACCOMMODATION RECORDING ONLY.
FIRST AMERICAN TITLE MAKES NO
REPRESENTATION AS TO CONDITION
OF TITLE. NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT.

BK 7123 Pg 1564

EXHIBIT "A"

A roadway and right-of-way known as THE MOUNT VISION ACCESS ROAD, described as follows:

A strip of land 33 feet wide, the center line of which is described: Beginning at the saddle between the lower sites of Channel 2 and Channel 4, more specifically 930.62 feet South and 818.74 feet West of the Northeast corner of Section 34, Township 2 South, Range 3 West, Salt Lake Base and Meridian and running:

thence N 66°31' East 216.94 feet; thence S 77°19' East 536.18 feet; thence N 88°17' East 208.56 feet; thence S 67°03' East 407.84 feet; thence S 60°02' East 215.86 feet; thence S 84°44' East 188.84 feet; thence S 50°27' East 254.39 feet; thence S 39°37' East 391.48 feet; thence S 52°02' East 450.75 feet; thence S 55°56' East 122.52 feet; thence N 53°31' West 621.11 feet; thence N 70°57' West 374.91 feet; thence N 72°18' West 91.36 feet; thence S 68°29' West 209.89 feet; thence N 68°29' West 282.38 feet; thence N 89°18' West 434.97 feet; thence S 21°40' West 49.09 feet; thence N 85°17' East 177.54 feet; thence S 63°27' East 326.94 feet; thence S 48°17' East 295.93 feet; thence S 61°39' East 107.37 feet; thence N 87°03' East 123.82 feet; thence S 32°14' East 428.48 feet; thence S 53°38' East 95.30 feet; thence South 69°29' East 160.68 feet; thence S 33°37' East 234.49 feet; thence S 49°58' East 115.82 feet; thence S 73°23' East 141.18 feet; thence S 81°37' East 177.89 feet; thence S 53°04' East 151.38 feet; thence S 59°17' East 335.73 feet; thence S 33°06' East 391.52 feet; thence S 48°32' East 125.65 feet; thence S 21°35' West 44.83 feet; thence N 46°57' West 153.84 feet; thence N 61°53' West 165.72 feet; thence S 88°23' West 136.65 feet; thence N 88°56' West 195.36 feet; thence S 72°40' West 195.16 feet; thence S 88°28' West 172.80 feet; thence S 4°59' West 180.43 feet; thence North 65°26' West 95.14 feet; thence S 14°02' West 74.46 feet; thence N 88°19' East 94.77 feet; thence N 89°47' East 140.84 feet; thence S 56°11' East 176.49 feet; thence S 81°37' East 177.68 feet; thence S 53°04' East 151.38 feet; thence S 58°56' East 47.92 feet; thence S 82°32' East 128.62 feet; thence S 24°24' East 270.42 feet; thence S 01°48' East 187.42 feet; thence S 12°44' West 196.39 feet; thence S 08°31' East 95.78 feet; thence S 23°47' East 163.45 feet; thence S 56°04' East 103.51 feet; thence S 51°40' East 145.31 feet; thence S 64°27' East 107.08 feet; thence N 84°40' East 30.28 feet; thence N 44°18' East 38.19 feet; thence N 04°15' East 103.74 feet; thence N 10°17' East 158.13 feet; thence N 16°41' East 104.31 feet; thence N 46°54' East 165.08 feet; thence S 70°00' East 113.87 feet; thence S 38°08' East 145.81 feet; thence S 64°20' East 380.90 feet; thence S 53°10' East 118.69 feet; thence N 56°20' East 62.77 feet; thence N 02°53' West 168.90 feet; thence N 20°16' West 180.88 feet; thence N 17°59' East 107.32 feet; thence N 07°41' East 109.83 feet; thence N 10°03' East 92.38 feet; thence N 37°37' East 63.35 feet; thence N 43°11' East 65.85 feet; thence N 89°53' East 76.27 feet; thence N 84°00' East 58.93 feet; thence

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BK 7123PG 1565

Exhibit "A" Page 2

S 90°01' East 98.46 feet; thence N 83°35' East
 66.77 feet; thence N 73°39' East 48.35 feet; thence
 N 29°40' East 109.61 feet; thence N 44°28' East
 45.92 feet; thence N 70°42' East 180.38 feet; thence
 N 85°28' East 52.65 feet; thence S 74°01' East
 60.70 feet; thence S 40°15' East 81.77 feet; thence
 S 48°11' East 67.53 feet; thence S 53°45' East
 70.73 feet; thence S 73°30' East 330.52 feet; thence
 S 75°09' East 130.19 feet; thence S 70°04' East
 216.43 feet; thence S 22°45' East 380.61 feet; thence
 S 25°35' East 183.52 feet; thence S 35°15' East
 180.78 feet; thence S 55°15' East 51.19 feet; thence
 S 78°46' East 81.40 feet; thence N 74°37' East
 148.78 feet; thence N 44°54' East 103.78 feet; thence
 N 13°32' East 147.20 feet; thence N 28°11' East
 135.90 feet; thence N 08°07' East 94.50 feet; thence
 N 20°15' West 70.44 feet; thence N 30°12' West
 162.64 feet; thence N 48°16' West 225.08 feet; thence
 N 08°20' East 145.11 feet; thence N 31°22' West
 80.13 feet; thence N 52°09' West 212.87 feet; thence
 N 12°17' West 45.68 feet; thence N 19°53' East
 42.28 feet; thence N 64°36' East 90.70 feet; thence
 N 53°40' East 161.07 feet; thence N 60°37' East
 97.02 feet; thence N 89°07' East 131.84 feet; thence
 S 72°10' East 235.19 feet; thence N 78°41' East
 246.16 feet; thence N 31°23' East 186.11 feet; thence
 N 50°41' East 164.70 feet; thence S 57°51' East
 330.33 feet; thence S 63°05' East 295.21 feet; thence
 S 74°29' East 100.68 feet; thence S 59°40' East
 211.83 feet; thence S 77°01' East 130.57 feet; thence
 N 58°54' East 77.57 feet; thence N 36°14' East
 91.43 feet; thence N 47°11' East 95.49 feet; thence
 N 10°44' East 153.19 feet; thence N 36°36' East
 143.15 feet; thence N 39°05' East 196.19 feet; thence
 N 18°48' East 79.41 feet; thence N 06°08' East
 170.33 feet; thence N 73°41' East 209.46 feet; thence
 N 61°14' East 271.57 feet; thence N 28°04' East
 152.38 feet; thence N 64°45' East 126.82 feet; thence
 S 79°21' East 163.45 feet; thence S 40°30' East
 339.49 feet; thence S 57°11' East 215.30 feet; thence
 S 40°04' East 212.60 feet; thence S 53°13' East
 473.71 feet; thence S 35°23' East 103.84 feet; thence
 S 31°30' East 309.38 feet; thence S 54°45' East
 206.42 feet; thence S 61°50' East 579.13 feet; thence
 S 38°29' East 239.05 feet; thence S 62°01' East
 189.66 feet; thence S 83°34' East 379.37 feet; thence
 S 38°20' East 81.30 feet; thence S 74°10' East
 196.49 feet; thence S 88°33' East 484.12 feet; thence
 S 75°21' East 677.25 feet; thence S 84°37' East
 158.27 feet; thence S 73°19' East 387.28 feet; thence
 S 82°02' East 420.85 feet; thence S 77°50' East
 179.50 feet; thence S 74°30' East 196.15 feet; thence
 S 06°43' East 156.05 feet; thence N 03°21' East
 163.86 feet; thence S 62°43' East 161.34 feet; thence
 S 33°07' East 127.38 feet; thence S 05°00' East
 126.43 feet; thence S 28°09' East 328.41 feet; thence
 S 36°10' East 234.71 feet; thence S 38°40' East
 329.25 feet; thence S 30°22' East 174.41 feet; thence
 S 39°35' East 156.66 feet; thence S 08°32' East
 102.14 feet; thence S 23°02' East 188.43 feet; thence
 S 42°10' East 123.90 feet; thence S 48°43' East
 311.38 feet; thence S 76°40' East 223.45 feet; thence
 S 78°03' East 358.05 feet; thence N 75°38' East
 88.14 feet; thence N 21°17' East 68.81 feet; thence
 N 01°35' East 91.25 feet; thence N 23°20' East
 28.42 feet; thence N 42°17' East 84.83 feet; thence
 N 88°01' East 164.64 feet; thence S 79°18' East
 264.07 feet; thence S 81°58' East 615.28 feet; thence
 S 89°05' East 158.68 feet; thence S 89°25' East
 17.25 feet; thence S 85°08' East 304.29 feet; thence
 N 89°48' East 252.55 feet; thence S 79°58' East

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BK 7123 PG 1566

Exhibit "A" Page 3

89.40 feet; thence S 73°13' East 153.80 feet; thence S 83°20' East 128.91 feet; thence N 81°29' East 193.84 feet; thence N 82°06' East 239.34 feet; thence N 84°09' East 143.57 feet; thence N 78°28' East 273.78 feet; thence N 85°48' East 234.06 feet; thence N 81°30' East 226.60 feet; thence South 85°17' East 214.44 feet; thence N 79°24' East 86.34 feet; thence N 68°48' East 113.60 feet; thence N 75°11' East 388.48 feet; thence N 82°03' East 319.10 feet; thence N 81°03' East more or less 339.10 feet to intersection with East line of Section 5. Contains more or less 30 acres. All switchbacks to maintain a minimum radius of 50 feet. Point of bearing is geodetic 77°46'24" from Larson reference No. 3 to Larson triangulation station.

Mt. Vision Access Road, situated in Sections 5 and 6, Township 3 South, Range 2 West, Section 31, Township 2 South, Range 1 West, and Sections 34, 35, and 36, Township 2 South, Range 3 West, Salt Lake Base and Meridian.

Together with Mt. Vision Road Extension from the point of beginning in the saddle to the prime lease ground of United Television, June, 1982.

A strip of land 33 feet wide, the center line of which is described as follows:

Beginning at the saddle between the lower sites of Channel 2 and Channel 4, more specifically, 931.62 feet South and 818.74 feet West of the Northeast corner of Section 34, Township 2 South, Range 3 West, Salt Lake Base and Meridian, and running thence N 46°51' West 80.94 feet; thence N 22°33' East 74.08 feet; thence S 74°39' East 71.19 feet; thence N 79°56' East 220.64 feet; thence N 86°44' East 221.17 feet; thence N 80°19' East 387.74 feet; thence N 87°37' East 88.73 feet to the South line of United Television Prime Lease. Length of above-described road is 1,144.45 feet.

Channel 2 Access Road, June, 1982:

Beginning 1,730.88 feet South and 1,403.96 feet West of the Northeast corner of Section 34, Township 2 South, Range 3 West, Salt Lake Base and Meridian, at the intersection of the Channel 2 and Mt. Vision access roads, a strip of land 33 feet wide, the center of which runs:

Thence N 55°01' East 97.19 feet; thence N 59°45' East 32.23 feet; thence N 39°14' East 36.42 feet; thence N 04°06' East 474.06 feet; thence N 01°50' West 271.44 feet; thence N 06°05' West 80.84 feet; thence N 45°00' West 67.67 feet to the West line of the Northeast quarter of the Northeast quarter of Section 34, Road length, 1,039.16 feet.

Description of Mt. Vision Road Extension from the point of beginning in the saddle to the West line of the Southwest quarter of the Northeast quarter of Section 34, June, 1982.

A strip of land 33 feet wide, the center line of which is described as follows:

Beginning at the saddle between the lower sites of Channel 2 and Channel 4, more specifically 930.62 feet South and 818.73 feet West of the Northeast corner of Section 34, Township 2 South, Range 3 West, Salt Lake Base and Meridian, and running thence S 64°16' West 193.32 feet; thence S 26°46' West 212.04 feet; thence S 15°24' West ---->

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BK 7123 Pg 1567

EXHIBIT "A" Page 4

240.21 feet; thence S 21°46' West 254.60 feet; thence S 69°41' West 165.60 feet; thence N 84°28' West 196.00 feet; thence N 80°41' West 116.93 feet; thence N 87°48' West 57.11 feet; thence S 77°07' West 203.03 feet; thence N 83°39' West 319.35 feet; thence N 70°22' West 233.91 feet; thence N 84°45' West 78.03 feet; to the West line of the Southwest quarter of the Northeast quarter of said Section 34, Road Length 2,274.93 feet.

The above and foregoing legal description has been made and certified by Marcus A. Tvedt, a Registered Land Surveyor, Certificate No. 4269.

Together with an undivided one-half interest in and to that approximately nine acres leased to KUTV and more particularly described as:

Sections 34 and 35, Township 2 South, Range 3 West, Salt Lake Base and Meridian, beginning 477 feet West and 663 feet South of the Northeast corner Section 35, 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 578 feet; thence N 180° East 300 feet; thence N 90° East 304 feet to the point of beginning.

ALSO:

Beginning 1,298.58 feet South and 1,295.06 feet East of the Northeast Corner of Section 34 (the Northwest Corner of the Southwest quarter of the Northeast quarter), Township 2 South, Range 3 West, Salt Lake Base and Meridian, and running:

Thence North 89°08' West 300.00 feet along the North Line of the Southwest quarter of the Northeast quarter of said Section 34, thence South 250.00 feet; thence South 89°08' East 300.00 feet; thence North 750.00 feet to the point of beginning. (Containing 2.87 acres, more or less).

SUBJECT TO that certain Agreement to Exchange Real Property and Easements dated December 1, 1988, between Calvin J. Spratling and Carla P. Spratling, husband and wife, and William Max Spratling and Joyce M. Spratling, husband and wife, United Television, Inc., a Delaware corporation, Kennecott Corporation, a Delaware corporation, and Kennecott Explorations (Australia) Ltd., a Delaware corporation.

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