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Book - 8411 Pg - 3611-3619
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ZJM, DEPUTY - WI 9 F.

After Recording, Please Mail To:

Steven M. Corey, Esq.
222 S.E. Dorion Avenue
P.O. Box 218
Pendleton, Oregon 97801

WARRANTY DEED

KENNECOTT UTAH COPPER CORPORATION, a Delaware corporation, with its principal office located in Salt Lake County, State of Utah, Grantor, hereby conveys and warrants to CALVIN J. SPRATLING and CARLA P. SPRATLING, husband and wife, of Umatilla County, State of Oregon, joint tenants as to an undivided one-half interest, and WILLIAM MAX SPRATLING, a married man dealing with his separate property, of Elko County, State of Nevada, as to an undivided one-half interest, Grantees, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, that certain real property located in Salt Lake County, State of Utah, described in Exhibit "A" attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the 6 day of September, 2000.

KENNECOTT UTAH COPPER CORPORATION

By *JME* [Signature]
Its Vice President and General Manager, Health,
Environmental, Tailings and Water Service

#456556

BK841 | PG36 | 1

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

On the 6 day of September, 2000, before me appeared William R. Williams personally known to me (or proved to me on the basis of satisfactory evidence) to be the Vice President and General Manager, Health, Environmental, Tailings and Water Service of Kennecott Utah Copper Corporation, a Delaware corporation, the officer executing the foregoing instrument, and acknowledged to me that said corporation executed the foregoing instrument pursuant to the authority of its by-laws or board of directors, and acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date in this certificate first above written.

Chantae Lessard
NOTARY PUBLIC

My Commission Expires:

Feb. 24, 2003

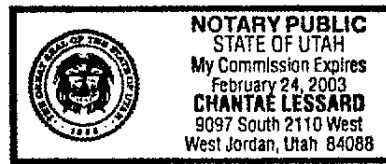


EXHIBIT "A"

A fee simple interest in the surface rights only of that certain real property described in Schedules 1 and 2 attached hereto and by this reference made a part hereof, which real property is part of a 33-foot wide right-of-way upon which a private graded access road is now located, referred to as the "TV Tower Access Road" in an as-built survey prepared by Vaughn E. Butler, Registered Land Surveyor, and filed, together with a "Survey Map" based upon such as-built survey, in the office of the County Surveyor for Salt Lake County, Utah on December 29, 1994, as File No. SV94120694, a copy of which Survey Map is attached as Schedule 3 hereto and by this reference made a part hereof.

Excepting and reserving unto Grantor all oil, gas, coal and other minerals of whatsoever nature located in, on or beneath the surface of said real property, and

Subject to all recorded easements and other interests of record affecting said real property which have not expired according to the terms of the instrument or instruments creating such interests, or lapsed or expired by operation of law.

SCHEDULE 1 TO EXHIBIT "A"

Parcel A-1

A 33-foot strip of land which is part of the "TV /Tower Access Road" and which lies 16.50 feet on each side of the following described center line:

Beginning at the intersection of the centerline of said TV Tower Access Road and the southerly line of the "TV Lease Site" No. 2 shown on said Survey Map which point of beginning is South 730.95 feet and West 104.29 feet from the Northeast Corner of Section 34, Township 2 South, Range 3, West, Salt Lake Base and Meridian, and running thence S. 82°57'18" W. 39.33 feet; thence S. 79°06'29" W. 192.27 feet; thence S. 85°55'14" W. 286.21 feet; thence S. 80°11'32" W. 124.87 feet; thence N. 89°44'37" W. 109.05 feet to a 17.14-foot radius curve to the left; thence along the arc of said curve 53.75 feet (chord bears S. 0°26'35" W. 34.29 feet); thence S. 89°22'12" E. 230.99 feet; thence S. 78°33'13" E. 247.17 feet; thence S. 75°49'27" E. 247.87 feet to a 353.11-foot radius curve to the left; thence along the arc of said curve 130.50 feet (chord bears S. 86°24'43" E. 129.76 feet); thence N. 83°00'02" E. 47.70 feet to a 241.34-foot radius curve to the right; thence along the arc of said curve 124.00 feet (chord bears S. 82°16'49" E. 122.64 feet); thence S. 67°33'41" E. 174.77 feet; thence S. 49°29'36" E. 289.06 feet; thence S. 86°26'32" E. 132.51 feet; thence S. 89°08'03" E. 124.65 feet to a 196.46-foot radius curve to the right; thence along the arc of said curve 139.00 feet (chord bears S. 68°51'57" E. 136.12 feet); thence S. 48°35'50" E. 165.82 feet; thence S. 42°43'31" E. 137.55 feet; thence S. 37°44'41" E. 230.34 feet; thence S. 45°48'28" E. 149.93 feet; thence S. 54°50'22" E. 370.45 feet; thence S. 76°06'59" E. 92.81 feet to a 16.74-foot radius curve to the right; thence along the arc of said curve 52.25 feet (chord bears S. 13°17'11" W. 33.48 feet); thence N. 77°18'38" W. 114.59 feet; thence N. 70°33'24" W. 112.93 feet; thence N. 76°08'21" W. 200.95 feet; thence N. 63°18'14" W. 247.55 feet; thence N. 53°57'05" W. 156.73 feet; thence N. 63°15'53" W. 186.36 feet to a 156.64-foot radius curve to the left; thence along the arc of said curve 167.24 feet (chord bears S. 86°08'56" W. 159.41 feet); thence S. 55°33'44" W. 54.21 feet to a 100.12-foot radius curve to the right; thence along the arc of said curve 103.33 feet (chord bears S. 85°07'47" W. 98.80 feet); thence N. 65°18'11" W. 182.65 feet to a 331.12-foot radius curve to the left; thence along the arc of said curve 136.46 feet (chord bears N. 77°06'33" W. 135.50 feet); thence N. 88°54'56" W. 72.13 feet; thence N. 81°15'03" W. 125.49 feet; thence S. 75°17'53" W. 96.05 feet; thence S. 86°10'53" W. 67.19 feet to a 17.58-foot radius curve to the left; thence along the arc of said curve 55.00 feet (chord bears S. 3°27'28" E. 35.15 feet); thence N. 86°54'11" E. 138.47 feet; thence S. 58°32'02" E. 93.59 feet; thence S. 68°49'27" E. 145.03 feet; thence S. 45°01'34" E. 168.28 feet; thence S. 52°17'05" E. 177.76 feet to a 133.06-foot radius curve to the left; thence along the arc of said curve 135.68 feet (chord bears S. 81°29'48" E. 129.88 feet); thence N. 69°17'29" E. 12.30 feet to a 74.25-foot radius curve to the right; thence along the arc of said curve 98.00 feet (chord bears S. 72°53'42" E. 91.04 feet); thence S. 35°04'54" E. 374.00 feet to a 210.42-foot radius curve to the

left; thence along the arc of said curve 135.00 feet (chord bears S. 53°27'43" E. 132.70 feet); thence S. 71°50'31" E. 82.47 feet to a 161.10-foot radius curve to the right; thence along the arc of said curve 115.00 feet (chord bears S. 51°23'33" E. 112.57 feet); thence S. 30°56'35" E. 156.22 feet; thence S. 43°02'09" E. 68.27 feet; thence S. 53°07'36" E. 63.75 feet; thence S. 73°44'23" E. 134.62 feet; thence S. 88°33'07" E. 56.78 feet; thence N. 80°18'31" E. 100.21 feet to a 128.66-foot radius curve to the right; thence along the arc of said curve 106.00 feet (chord bears S. 76°05'21" E. 103.03 feet); thence S. 52°29'13" E. 119.51 feet to a 706.31-foot radius curve to the left; thence along the arc of said curve 154.00 feet (chord bears S. 58°43'59" E. 153.70 feet); thence S. 64°58'45" E. 50.82 feet to a 459.60-foot radius curve to the right; thence along the arc of said curve 335.00 feet (chord bears S. 44°05'52" E. 327.63 feet); thence S. 23°13'00" E. 121.67 feet; thence S. 42°27'28" E. 127.87 feet to a 22.20-foot radius curve to the right; thence along the arc of said curve 69.25 feet (chord bears S. 46°54'17" W. 44.40 feet); thence N. 43°43'58" W. 95.52 feet; thence N. 45°45'24" W. 242.17 feet to a 250.39-foot radius curve to the left; thence along the arc of said curve 227.30 feet (chord bears N. 71°45'46" W. 219.58 feet); thence S. 82°13'52" W. 51.16 feet; thence N. 70°45'42" W. 205.90 feet to a 87.02-foot radius curve to the left; thence along the arc of said curve 76.40 feet (chord bears S. 84°05'14" W. 73.97 feet); thence S. 58°56'11" W. 117.56 feet; thence N. 85°07'05" W. 210.53 feet; thence S. 71°07'53" W. 119.97 feet to a 216.10-foot radius curve to the right; thence along the arc of said curve 122.60 feet (chord bears S. 87°23'04" W. 120.96 feet); thence N. 76°21'45" W. 99.55 feet to a 25.98-foot radius curve to the left; thence along the arc of said curve 47.00 feet (chord bears S. 51°49'07" W. 40.85 feet); thence South 19.57 feet to a 23.75-foot radius curve to the left; thence along the arc of said curve 38.00 feet (chord bears S. 45°50'24" E. 34.07 feet); thence N. 88°19'12" E. 166.02 feet; thence N. 86°21'31" E. 96.71 feet to a 159.38-foot radius curve to the right; thence along the arc of said curve 111.00 feet (chord bears S. 73°41'23" E. 108.77 feet); thence S. 53°44'16" E. 142.06 feet; thence N. 82°06'31" E. 154.66 feet; thence S. 43°54'19" E. 152.92 feet to a 136.41-foot radius curve to the left; thence along the arc of said curve 104.64 feet (chord bears S. 65°52'54" E. 102.09 feet); thence S. 87°51'30" E. 45.55 feet to a 86.95-foot radius curve to the right; thence along the arc of said curve 100.00 feet (chord bears S. 54°54'42" E. 94.58 feet); thence S. 21°57'54" E. 176.55 feet; thence S. 7°04'07" E. 25.15 feet to the westerly line of the Oxford #3 Claim from which Corner No.3 of said claim bears N. 22°13'00" E. 350.85 feet and the South Quarter Corner of said Section 35, is South 1631.02 feet and East 687.89 feet:

The basis of bearing for this survey is the "Kennecott Copper Modernization Mine Coordinate System" as published on Kennecott UCD Concentrator Modernization Drawing No. SCC-022.

SCHEDULE 2 TO EXHIBIT "A"

Parcel "B"

A 33-foot strip of land which is part of the "TV Tower Access Road" and which lies 16.50 feet on each side of the following described center line:

Beginning at the intersection of the centerline of said TV Tower Access Road and the westerly line of the Oxford #3 claim, which point is North 1631.02 feet and West 687.89 feet from the South Quarter Corner of Section 35, T.2 S., R.3 W., S.L.B. & M. and running thence S. 7°04'07" E. 119.57 feet; thence S. 2°51'30" W. 90.06 feet; thence S. 9°40'55" W. 176.89 feet to a 231.80-foot radius curve to the left; thence along the arc of said curve 124.00 feet (chord bears S. 5°38'34" E. 122.53 feet); thence S. 20°58'04" E. 105.03 feet to a 126.27-foot radius curve to the left; thence along the arc of said curve 84.00 feet (chord bears S. 40°01'32" E. 82.46 feet); thence S. 59°05'00" E. 84.99 feet; thence S. 50°28'11" E. 89.15 feet to a 270.08-foot radius curve to the left; thence along the arc of said curve 120.00 feet (chord bears S. 63°11'54" E. 119.02 feet); thence S. 75°55'37" E. 21.51 feet to a 46.57-foot radius curve to the left; thence along the arc of said curve 85.00 feet (chord bears N. 51°47'10" E. 73.68 feet); thence N. 0°30'04" W. 91.58 feet; thence N. 23°16'56" E. 117.82 feet; thence N. 12°44'36" E. 126.41 feet; thence N. 43°20'54" E. 120.41 feet to a 88.54-foot radius curve to the right; thence along the arc of said curve 119.00 feet (chord bears N. 81°51'04" E. 110.24 feet); thence S. 59°38'46" E. 231.90 feet; thence S. 64°43'51" E. 363.80 feet; thence S. 53°45'47" E. 76.70 feet to a 41.33-foot radius curve to the left; thence along the arc of said curve 92.00 feet (chord bears N. 62°28'09" E. 74.15 feet); thence N. 1°17'55" W. 141.90 feet; thence N. 19°09'51" W. 102.92 feet to a 148.63-foot radius curve to the right; thence along the arc of said curve 104.00 feet (chord bears N. 0°52'51" E. 101.89 feet); thence N. 20°55'34" E. 5.19 feet; thence N. 16°25'46" E. 42.25 feet; thence N. 8°01'45" E. 85.91 feet; thence N. 11°39'15" E. 106.65 feet to a 191.06-foot radius curve to the right; thence along the arc of said curve 280.00 feet (chord bears N. 53°38'14" E. 255.61 feet); thence S. 84°22'46" E. 180.02 feet; thence N. 30°38'43" E. 169.61 feet; thence N. 75°26'43" E. 122.74 feet; thence N. 67°51'56" E. 75.17 feet to a 112.62-foot radius curve to the right; thence along the arc of said curve 130.00 feet (chord bears S. 79°03'55" E. 122.90 feet); thence S. 45°59'46" E. 114.73 feet to a 361.84-foot radius curve to the left; thence along the arc of said curve 189.60 feet (chord bears S. 61°00'25" E. 187.44 feet); thence S. 76°01'05" E. 160.76 feet; thence S. 67°42'02" E. 194.25 feet; thence S. 75°13'52" E. 182.64 feet to the point of intersection of said old and new "TV. Tower" access roads, from which the Southeast Corner of Section 35, T.2 S., R.3 W., S.L.B.& M., is South 1555.81 feet and East 393.53 feet.

The basis of bearing for this survey is the "Kennecott Copper Modernization Mine Coordinate System" as published on Kennecott UCD Concentrator Modernization Drawing No. SCC-022.

WITH REFERENCE TO THE FOLLOWING TAX PARCEL NOS.:

Tax ID No. 19-34-200-004-0000.
Tax ID No. 19-34-300-003-0000.
Tax ID No. 19-34-200-006-0000.
Tax ID No. 19-35-100-004-0000.
Tax ID No. 19-36-100-006-0000.
Tax ID No. 19-36-200-002-0000.
Tax ID No. 19-36-200-003-0000.
Part of Utah State Tax Parcel Nos. 92-60-445-000-0050 through 92-60-445-000-0450.
Tax ID No. 20-31-100-001-0000.
State Tax ID No. 92-60-445-000-0350.
Tax ID No. 20-30-200-001-0000.
Tax ID No. 20-29-300-004-0000.
Tax ID No. 20-29-300-005-0000.
Tax ID No. 20-29-400-004-0000.
State Tax ID No. 92-60-445-000-0350.
Tax ID No. 20-28-400-003-0000.
Tax ID No. 20-28-400-004-0000.
Tax ID No. 20-28-300-002-0000.
Tax ID No. 20-28-200-004-0000.

SCHEDULE 3 TO EXHIBIT "A"

[VAUGHN E. BUTLER SURVEY MAP]

NARRATIVE.

THIS SURVEY WAS PERFORMED TO ESTABLISH AN AS-BUILT LOCATION OF THE "TV TOWER" ROAD FROM ITS ORIGIN ON TOP OF THE COLUMBIAN MOUNTAINS TO THE INTERSECTION OF THE ROAD WITH THE KENNEDOTT COPPER CONCENTRATOR PROPERTY BOUNDARY AND GRANT RIGHT OF WAY AT VARIOUS LOCATIONS ALONG THE COURSE OF SAID ROAD. ALSO SEE CONTINUATION OF NARRATIVE ON PAGE 14.

BASES OF BEARINGS.

THE BASIS OF BEARING FOR THIS SURVEY IS THE KENNEDOTT COPPER MODERNIZATION MINE CORRELATIVE SYSTEM AS PUBLISHED ON KENNEDOTT UIC CONCENTRATOR MODERNIZATION DRAWING NO. SCC-022.

JURISDICTION CERTIFICATE.

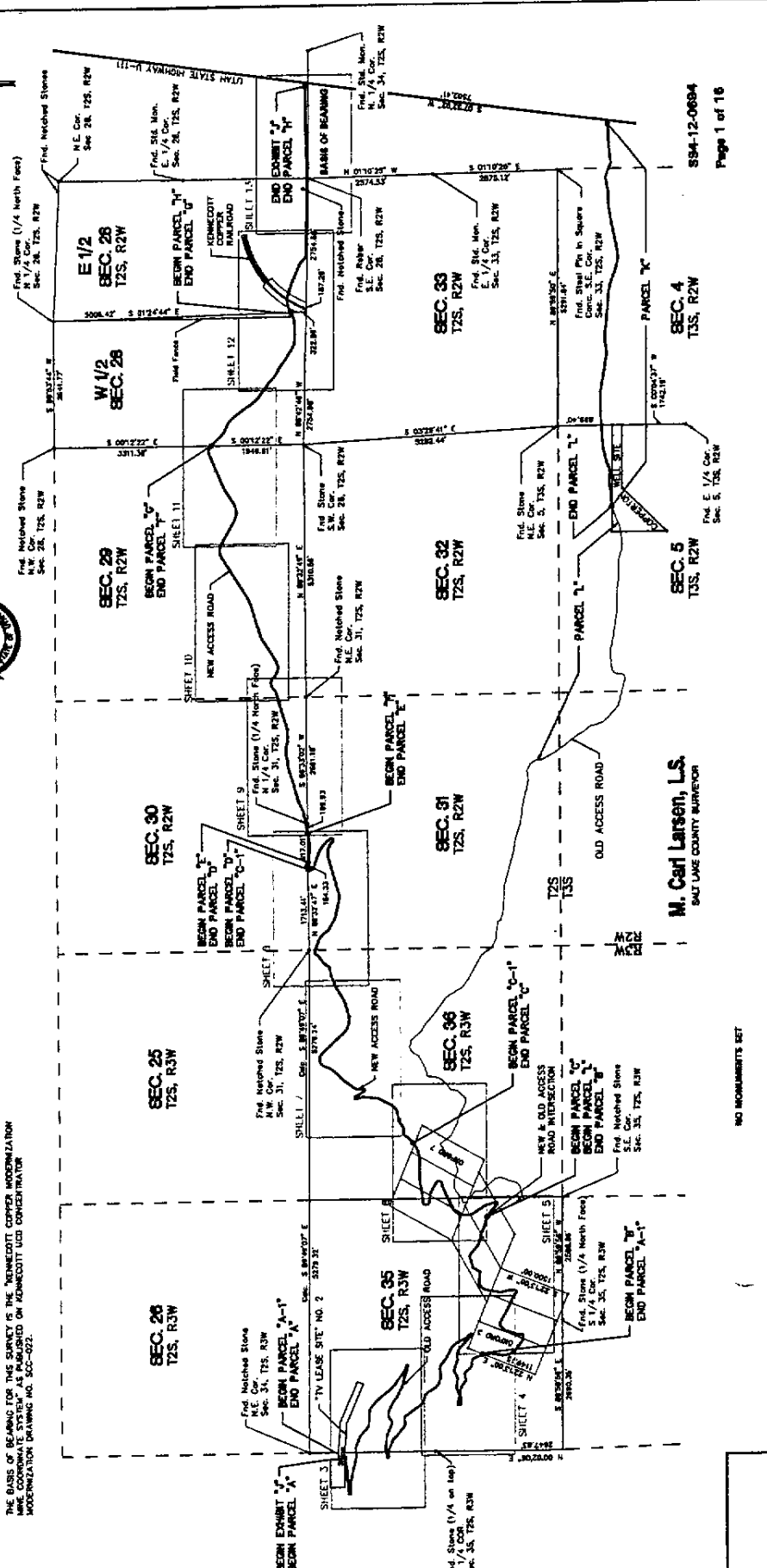
I, Vaughn E. Butler, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate of License No. 10104, as prescribed under the laws of the State of West Virginia, and that the foregoing plat and accompanying descriptions and find A to be as shown.

DATE: 03-22-2024
 Vaughn E. Butler
 Surveyor

REMARKS.

SEE SHEET 15

GRAPHIC SCALE



NO INSTRUMENTS SET

M. Carl Larsen, L.S.
 SAUL LAKE COUNTY SURVEYOR

SS4-12-0694
 Page 1 of 16

<p>HORROCKS ENGINEERS ONE WEST MAIN AMERICAN FORK, WY 83403 (407) 756-7608</p>	<p>"TV TOWER" ACCESS ROAD STATION IN (T25, R2W) & (T25, R3W) & (T35, R2W) S.L.B.M.</p>	<p>ANDERSON AND WATKINS LAW OFFICES KENNEDOTT CORPORATION</p>	<p>INDEX TO SHEETS AND DESCRIPTIONS</p>
	<p>SS4-12-0694 Page 1 of 16</p>		

SCHEDULE 3 TO EXHIBIT "A"

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 CO. RECORDER