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WHEN RECORDED, MAIL TO:

MERRILL L. WEIGHT

P.O. BOX 22074 AMF

SALT LAKE CITY, UTAH 84122

RECORDED AT THE REQUEST OF Dale E. Anderson DATE MAY 26 1978 TIME 11:33 a.m. BOOK 160 OF RECORDS PAGE 275 FEE 10.50 DONNA S. MCKENDRICK, TOOELE COUNTY RECORDER Tooele County Recorder DONNA S. MCKENDRICK

Space Above for Recorder's Use

Warranty Deed

(Corporate Form)

JELCO INCORPORATED, a Utah corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, of County of Salt Lake, State of Utah, grantor, hereby conveys and warrants to

THE JELCO ENERGY COMPANY, a Nevada corporation

of Reno, Washoe County, Nevada TEN DOLLARS and other good and valuable consideration the following described tract of land in Tooele State of Utah:

Grantee for the sum of XXXLXXXS, County,

Township 3 South, Range 4 West, Salt Lake Base and Meridian: Section 4: Southwest quarter, 160 acres; Section 8: The Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter and the South half of the South half, 240 acres; Section 9: North half of the Northwest quarter, 80 acres; Section 16: Northwest quarter, 160 acres; Section 17: Northwest quarter and the West half of the Northeast quarter, EXCEPTING therefrom 9.48 acres deeded to the Western Pacific Railway Company, 230.52 acres; Total: 870.52 acres. EXCEPTING THEREFROM all oil, gas & other minerals from said land. Continued on Rider #1 attached hereto and by reference made a part hereof.

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 a 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 31st day of March A. D., 1977

Attest:

Merrill L. Weight, Secretary. (Corporate Seal)

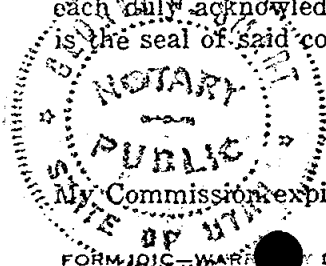
JELCO INCORPORATED By Wm. H. Kibbie, President.

STATE OF UTAH, County of SALT LAKE ss.

On the 31st day of March, A. D. 1977 personally appeared before me Wm. H. Kibbie and Merrill L. Weight who being by me duly sworn did say, each for himself, that he, the said Wm. H. Kibbie is the president, and he, the said Merrill L. Weight is the secretary of Jelco Incorporated Company, 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 said Wm. H. Kibbie and Merrill L. Weight each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Gloria N. Smart Notary Public.

My Commission expires July 13, 1977 My residence is Salt Lake City, Utah



RIDER #1

(To be attached to and become part of that certain Warranty Deed dated March 31, 1977, by and between JELCO INCORPORATED, a Utah corporation as grantor and THE JELCO ENERGY COMPANY, a Nevada corporation as grantee)

SUBJECT TO: Reservations, conditions and restrictions as contained in mesne Patents from the United States of America and the State of Utah conveying said property.

SUBJECT TO: Rights of Way for roads, ditches and canals constructed over and across said property.

SUBJECT TO: The perpetual right, privilege and easement of operating its smelter at or near the mouth of Pine Canyon and of discharging therefrom gases, fumes, smoke and whatever substances as may be emitted therefrom, without incurring liability to the first parties as granted by Samuel Johnson and wife to Utah Consolidated Mining Company by Easement dated October 19, 1908 and recorded October 20, 1908 in Book "B", pages 438-439 of Liens and Leases, covering the Southwest quarter of Section 4, Township 3 South, Range 4 West; And as granted by Edwin M. Orme and wife to Utah Consolidated Mining Company by Easement dated October 20, 1908 and recorded October 20, 1908 in Book "B", pages 443-444 of Liens and Leases covering the West half of the Northeast quarter of Section 17; and the South half of the South half of Section 8, Township 3 South, Range 4 West; And as granted by W. S. McCormich and wife to Utah Consolidated Mining Company by easement dated November 3, 1908 and recorded November 5, 1908 in Book "B", pages 476-477 of Liens and Leases, covering the Northwest quarter of Section 17, Township 3 South, Range 4 West.

SUBJECT TO: A Perpetual easement, to run with the premises herein described, is reserved in favor of said grantor, its grantees, assignees and voluntary and involuntary successors in interest, to operate the smelter of said grantor, situated in Tooele County, Utah, either in its present or at any future increased capacity, and in its present or any future enlarged form and for its present uses and purposes or for any other future uses and purposes whatsoever, and to discharge therefrom gases, fumes, smoke, dust, substances and whatever other things may be emitted therefrom, without incurring any liability, responsibility or expense, or liable to any restraint, for or on account of any damage, annoyance or inconvenience of any kind or nature, either to said premises, to any water, to any thing grown or to be grown thereon, to any personal property thereon or to be thereon, to any human beings, to any livestock thereon or to be thereon, or to any other things whatsoever thereon or to be thereon, and grantee herein for itself, its grantees, assignees and successors in interest hereby agrees to such reservation, as reserved in the Deed from International Smelting Company to Lake View Land and Livestock Company dated June 25, 1917, recorded July 11, 1917 in Book "3-K", pages 467-471 of Deeds.

SUBJECT TO: A Utah Power & Light Company Pole Line Easement, dated July 13, 1955, wherein Wendell H. Jones and Sylvenia D. Jones, his wife and Horace H. Jones and Mabel S. Jones, his wife convey and warrant to Utah Power & Light Company, a corporation, its successors in interest and assigns, 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 2 guy anchors and 5 poles, with the necessary guys, stubs, crossarms and other attachments thereon, or affixed thereto, for the support of said circuits, to be erected and maintained upon and across the premises of the Grantor, in Tooele County, Utah, along a line described as follows: Beginning at a point on the Section line 725 feet north from the West quarter corner of Section 17, T. 3 S., R. 4 W., S.L.M., thence S. 67°36' E. 1480 feet, thence S. 0°08' E. 132 feet to a fence on the quarter Section line and being in the S½ of the NW¼ of said Section 17. Excepting from the above that portion of line over and/or upon County roads. Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right to cut and remove timber, trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement, recorded September 19, 1955 as Entry No. 242335 in Book "G", page 199 of Miscellaneous.

Subject to existing mortgage to Wendell H. Jones and Sylvenia D. Jones, his wife, and Horance H. Jones and Mabel S. Jones, his wife.

EXCEPTING THEREFROM: All oil, gas and other minerals from said land.

ALSO EXCEPTING THEREFROM, the following: (See Rider #2)

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RIDER #2

(To be attached to and become part of that certain Warrenty Deed dated March 31, 1977, by and between JELCO INCORPORATED, a Utah corporation as grantor and THE JELCO ENERGY COMPANY, a Nevada corporation as grantee)

Beginning at a point North  $0^{\circ}45'25''$  West along a section line 665.94 feet from the West Quarter corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said point also being the Northerly right-of-way line of the Western Pacific Railroad and running thence along said section line North  $0^{\circ}45'25''$  West 1151.86 feet; thence East 2648.22 feet; thence South  $0^{\circ}22'35''$  East 1796.51 feet to a point on the South line of the Northwest quarter of Section 17; thence South  $89^{\circ}32'23''$  West along said South line 1606.06 feet to a point on a curve to the left, said point also being the Easterly right-of-way line of the Western Pacific Railroad; thence Northwesterly along the arc of said curve and said Easterly right-of-way line 799.04 feet to a point of tangency; thence North  $67^{\circ}30'37''$  West 450.45 feet along said Northerly right-of-way line to the point of beginning. Contains 100.00 acres.

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