

Entry No.	113448	Book	M31
RECORDED	7-1-71	at	4:06 PM
Request of	E.L. OJIKKA		
Fee	49.00	WANDA T. SPRIGGS, SUMMIT CO. REGISTER	
By	Wanda T. Spriggs		
ASSISTANT			

SPECIAL WARRANTY DEED

UNITED PARK CITY MINES COMPANY, a Delaware corporation, Grantor, hereby CONVEYS AND WARRANTS against all persons claiming by, through or under it, but not otherwise, to GREATER PARK CITY COMPANY, a Utah corporation, Grantee, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the following described tract of land in Summit County, State of Utah:

The following described lots and portions of lots according to the official recorded plats of the Park City Survey:

<u>Block Number</u>	<u>Lot Number</u>
1	South 7 feet of Lot 29, West half of Lot 30
4	All of Lot 1
5	All of Lots 30, 32, 33, 34, South half of Lot 40, All of Lots 41, 42
11	North 10 feet of Lots 6, All of Lots 7, 8
13	All of Lots 1, 2
28	South 18 1/3 feet of Lot 13
30	All of Lots 7, 8, North 13 feet of Lot 16, all unplotted land in the west part of Block 30
31	All of Lots 17, 18, 19, 20
32	All of Lots 3, 4, 18, 20, South half of Lot 25, All of Lots 26, 27, 29, 30, 31, 32
50	All of Lots 1, 2, 3
52	All of Lots 1, 2, 3, 4, 5, 6, 7
53	North half of Lot 13, All of Lots 14, 19, 20, 21 (less railroad right of way)

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<u>Block Number</u>	<u>Lot Number</u>
54	All of Lots 3, 4, 5, 6, Part of Lot 7, All of Lots 20, 29, 30 (less railroad right of way)
55	All of Lots 23, 24
56	All of Lots 12, 13, 14
57	All
58	All of Lot 4, South half of Lot 5
59	All of Lot 4 (less railroad right of way), South 20 feet of Lot 5 (less railroad right of way), All of Lot 12 (less railroad right of way), South 20 feet of Lot 28, All of Lots 29, 30
60	That part of Lot 16 which lies Easterly of roadway, All of Lots 17, 18
61	All of Lots 1, 2, 9, 10, 11, 12, 13, 14, 15, 16, 17 (less railroad right of way)
62	All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17
63	All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, 21
64	All of Lots 4, 5
65	All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 (less railroad right of way), 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 (less railroad right of way)
66	All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 (less railroad right of way), 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 (less railroad right of way)

<u>Block Number</u>	<u>Lot Number</u>
67	All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21 (less railroad right of way)
68	All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 (less railroad right of way)
70	All of Lots 1, 2, 3, 4, 5
73	South 30 feet of Lot 21
74	South 40½ feet of Lot 12, North 1.3 feet of Lot 13, South 50 feet of Lot 13, All of Lot 15, Part of Lot 24, All of Lots 29, 30, 31, 32, 33
75	All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 48, 49, 50, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108
76	All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20
77	All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41
78	All of Lots 7, 8, South half of Lot 9, All of Lots 12, 13, 14, 15, 16, 17, 18, 19, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 46, 48, 53, 54, 55

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Block Number

Lot Number

79

All of Lots 1, 2, 3, 4, 5, 6, 7,
8, 9, 10, 11, 12, 13, 14, 15

Also:

Beginning at the Southwest corner of Lot 10,
Block 56, Park City Survey;
thence South 23°26' East 525.03 feet;
thence North 66°34' East 122.00 feet;
thence North 23°38' West 430.00 feet;
thence North 81°17' West 146.00 feet
to the point of beginning.

Excepting herefrom any part of the above
described land which may be within the
Marsac School property as shown by that
deed in Book M 20, Page 630.

Also:

Beginning at the Southeast corner, David M.
Thompson Lot; thence South 110 feet; thence
West 75 feet; thence North 110 feet; thence
East 75 feet to the point of beginning.

House on West side of Prospect Avenue known
as No. 154, Tax Account No. PC 224-A.

Beginning South 45°00' West 5 feet and
North 45°00' West 3 feet from the Northwest
corner of house #339 Heber Avenue; thence
Northeasterly 65 feet; thence Southeasterly
14½ feet; thence Southwesterly 35 feet; thence
Southeasterly 5½ feet; thence Southwesterly
30 feet; thence Northeasterly 20 feet to the
point of beginning.

Also:

The following described lots and portions of lots
according to the official recorded plats of
Snyder Addition to Park City:

Block Number

Lot Number

3

All of Lot 29

11

All of Lot 16

<u>Block Number</u>	<u>Lot Number</u>
14	All of Lot 12
19	All of Lots 1, 2, 9, 10, 11, 12, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 39, 40, 41, 42, 43, 44
20	All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
25	All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38
28	All of Lot 30
36	All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16
37	All

Also:

East half of Block 56, Snyder Addition to Park City Survey.

Beginning at a point which is North 54°01' East 87.3 feet from the Northeast corner of Block 57, Snyder Addition to Park City;
 thence South 33°20' East 780.8 feet;
 thence South 30°23' East 229.00 feet;
 thence South 54°01' West 59.4 feet;
 thence North 32°48' West 1,011.70 feet;
 thence North 54°01' East 50.00 feet to the point of beginning.

Beginning at the Southeast corner of Block 7 Park City Survey;
 thence South 66°52' West 66.8 feet;
 thence North 29°11' West 94.4 feet;
 thence North 42°05' West 1.94 feet;
 thence North 28°50' West 29.25 feet;
 thence North 61°10' East 72.1 feet;
 thence South 32°25' East 47.61 feet;
 thence South 23°38' East 84.98 feet to the point of beginning.

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Excluding therefrom existing railroad right of way.

EXCEPTING AND RESERVING to Grantor, its successors and assigns, all ores and minerals situated in, upon or under the above described tract of land, together with all rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises).

SUBJECT TO:

1. Taxes for the year 1971 which are now a lien but are not yet due and payable.
2. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.
3. An Easement from Silver King Coalition Mining Company to Utah Power and Light Company, dated January 5, 1948, recorded March 27, 1948, as Entry No. 77259, in Book 2 of miscellaneous, at page 175-6 of Official Records.
4. A Quit Claim Deed from United Park City Mines Company to Park City Municipal Corporation, dated June 2, 1969, recorded June 23, 1969 as Entry No. 109342 in Book M-21 at page 472.
5. A Mortgage Deed given to secure a note bearing even date thereof, with interest thereon payable as therein provided, said Mortgage being in the amount of \$1,232,000.00, dated November 28, 1962, recorded December 4, 1962, as Entry No. 96243 in Book 25 at page 563 of Official Records, and executed by United Park City Mines Company, a Delaware Corporation, in favor of Small Business Administration, an agency of the United States Government.
6. A Mortgage Deed given as additional security to the Mortgage shown as item No. 5 above, dated January 30, 1969, and recorded January 30, 1969, as Entry No. 108549 in Book M-19 at page 638-647 of Official Records, and executed by United Park City Mines Company, a Delaware Corporation, in favor of Small Business Administration, an agency of the United States

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Government, covering a portion of the land described herein, and also other lands.

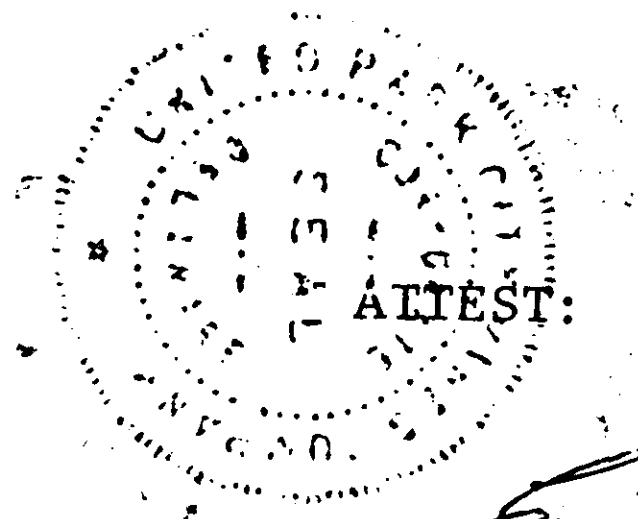
7. Excepting from the land described herein any portion which is covered by the railroad rights of way of the Union Pacific Railroad, as shown by the plats of said railroad in Park City Townsite.

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 11th day of June, 1971.

UNITED PARK CITY MINES COMPANY,
a Delaware corporation

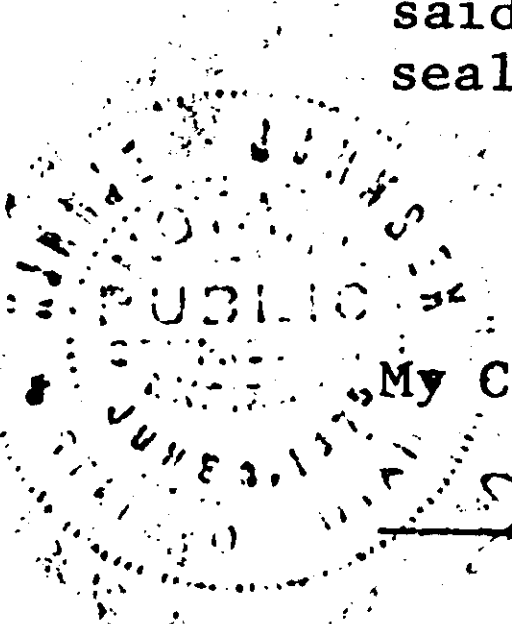
BY Miles P. Romney
President



E. L. Osika
Secretary

STATE OF UTAH)
): ss.
COUNTY OF SALT LAKE)

On the 11th day of June, 1971, personally appeared before me Miles P. Romney and E. L. Osika, who being by me duly sworn did say, each for himself, that he, the said Miles P. Romney is the president, and he, the said, E. L. Osika, is the secretary of United Park City Mines Company, a Delaware corporation, 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 Miles P. Romney and E. L. Osika each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



My Commission Expires:
June 8, 1975

Kinnie Johnson
Notary Public
Residing at: Salt Lake City, Utah

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