

GENEVA STEEL COMPANY, a Delaware corporation with principal offices at Geneva, Utah, Grantor, hereby conveys and warrants to JOHN W. GALBREATH of Columbus, Franklin County, Ohio, Grantee, for the sum of One Dollar (\$1.00) and other valuable considerations, the following described premises and properties of the Town of Dragerton, Carbon County, Utah, to wit:

✓ The southwest 1/4 of Section 1, Township 15 South, Range 13 East, Salt Lake Meridian, containing 160 acres, more or less, excepting therefrom that portion conveyed to the Denver & Rio Grande Railroad, a corporation, by deed dated July 7, 1913, recorded in Book 5-D, Page 182 of Warranty Deeds, records of Carbon County, Utah.

✓ ALSO, the northeast 1/4 of the southeast 1/4 of Section 1, Township 15 South, Range 13 East, Salt Lake Meridian, containing 40 acres, more or less.

✓ ALSO, that portion of the south 1/2 of the southeast 1/4 of Section 1, Township 15 South, Range 13 East, Salt Lake Meridian, particularly described as follows: Commencing at the northeast corner of the southeast 1/4 of the Southeast 1/4 of Section 1, Township 15 South, Range 13 East, Salt Lake Meridian; thence west 2640 feet to the northwest corner of the south 1/2 of the southeast 1/4 of said Section 1; thence south 685.7 feet, more or less, to the north line of the land conveyed to the Denver & Rio Grande Railroad, a corporation, by deed dated July 7, 1913, recorded in Book 5-D, Page 182, of Warranty Deeds, Records of Carbon County, Utah; thence northeasterly along the north line of said land so conveyed to the Denver & Rio Grande Railroad, to the east line of said southeast 1/4 at a point which is 165.8 feet, more or less, south of the place of beginning; thence north 165.8 feet, more or less, to the place of beginning, containing 25.12 acres, more or less.

✓ ALSO Lot 6, Section 6, Township 15 South, Range 14 East, Salt Lake Meridian, containing 38.81 acres, more or less.

✓ ALSO the south 1/2 of the southeast 1/4 of Section 2, Township 15 South Range 13 East, Salt Lake Meridian, containing 80 acres.

✓ ALSO the Northwest quarter of the Southeast quarter of Section 1, Township 15 South, Range 13 East, Salt Lake Base and Meridian, containing 40 acres.

✓ ALSO beginning at a point 42 feet east of the quarter corner between Sections 2 and 11, Township 15 South, Range 13 East, Salt Lake Base and Meridian (as re-established by the U. S. General Land Office in November, 1942) thence South 1° 30' West 1647.9 feet; thence North 64° 58' East 223.6 feet; thence North 1° 30' East 200 feet; thence North 88° 30' West 190 feet; thence North 1° 30' East 1347.9 feet; thence North 88° 30' West 10 feet to the place of beginning, containing 1.34 acres.

EXCEPTING, however, the following rights-of-way, parcels, property, premises, water and water rights which hereby are expressly excluded from this deed:

1. 6.3 acres, more or less, right-of-way deeded to the State Road Commission of Utah for right-of-way for State Highway known as F.A.S. Project No. 7, across land in the South 1/2 of the southeast 1/4 and the northeast 1/4 of the southeast 1/4 of Section 1, Township 15 South, Range 13 East, and the northwest 1/4 of the southwest 1/4 of Section 6, Township 15 South, Range 14 East, Salt Lake Meridian. Said right-of-way being contained within a parcel of land 100 feet wide, 50 feet on each side of the center line of survey of said project, the boundaries of which are described as follows: Beginning at a point on the north line of said northwest 1/4 of the southwest 1/4 of Section 6, which point is 225 feet, more or less, easterly along said north line from the west 1/4 corner of said Section 6, said point being also 50 feet radially distant northwesterly from the center line of survey of said project at Engineer's Station 487/18; thence easterly 439 feet, more or less, along said north line of said northwest 1/4 of the southwest 1/4 of Section 6 to a point 50 feet perpendicularly distant southerly from said center line of survey at Engineer's Station 491/48; thence southwesterly 1429.3 feet along the arc of a 1096.3 feet radius curve to the left (Note: Tangent to said curve at a point of beginning bears south 87 degrees 36 minutes west); thence south 12 degrees 52 minutes west 149 feet to a point of tangency with a 931.9 feet radius curve to the right; thence 753.9 feet along the arc of said curve to a point 50 feet radially distant southeasterly from said center line of survey at Engineer's Station 467/91; thence south 77 degrees 15 minutes west 911 feet, more or less, to a point 11.8 feet perpendicularly distant southeasterly from said center line of survey at Engineer's Station 458/90; thence north 11 degrees 40 minutes west 61.8 feet; thence north 78 degrees 20 minutes east 607.2 feet along a line parallel to and 50 feet distant northwesterly from said center line of survey to a point of tangency with an 831.9 feet radius curve to the left; thence northeasterly 950.1 feet along the arc of said curve; thence north 12 degrees 52 minutes east 149 feet to a point of tangency with a 1196.3 feet radius curve to the right, thence northeasterly 1215.5 feet along the arc of said curve to a point of beginning as shown on the official map of said project on file in the office of the State Road Commission of Utah.

2. Right of way for highway known as F.A.S. Project No. 238 across the grantor's land in the SE 1/4 SW 1/4 of Section 1, T. 15 S., R. 13 E., S. L. M. consisting of:

Beginning at the intersection of the southerly right of way line of the Sunnyside Branch of the D. & R.G.W. and said center line of survey at Engineer's Station 438/20.2 which point is 393.2 ft. north and 1528.4 ft. east from the southwest corner of Section 1; thence S 12° 25' E. 199.5 ft. to a Point 477.4 ft. radius curve to the left, thence southeasterly 189.9 ft. along the arc of said curve to the intersection of said center line of survey at Engineer's Station 442/09.6 and the south boundary line of said Section 1, which point is 1647.9 ft. easterly along said south section line from said southwest corner of Section 1, as established by the U. S. General Land Office in 1942, above described parcel of land contains 0.89 acres.

Parcel B - Being the remainder of said right of way, which is a parcel of land, the boundaries of which are described as follows:

Beginning at the southeast corner of said SE 1/4 SW 1/4 of Section 1; thence N. 89° 07' W. 239.0 ft. along the section line between Sections 1 and 12, thence N. 42° 55' E. 203.84 ft. thence N. 66° 55' E. 108.0 ft. to a point of intersection with the 1/4 section line between the SW 1/4 and the SE 1/4 of Section 1; thence S 0° 15' E. 188.0 ft. along said 1/4 section line to the point of beginning; which point was established by the U. S. General Land Office in 1942. The above described parcel of land contains 0.62 acres more or less.

3. The following premises, properties and facilities comprising portions of the water system serving the Town of Dragerton, the Beehive Coke Oven Plant in Carbon County and the Geneva Coal Mine in Emery County, Utah, to-wit:

(a) A parcel of land described as follows:

Beginning at a point located North 0° 47' East, 332.9 feet from the Southeast corner of the Northwest quarter of the Southwest quarter of Section 6, Township 15 South, Range 14 East, Salt Lake Base and Meridian; thence North 0° 47' East 772.25 feet; thence South 76° 49' West, 402.65 feet; thence South 5° 49' West, 844.29 feet; thence North 71° 08' East, 493.57 feet more or less to the point beginning, and containing 7.81 acres more or less.

(b) That portion of the 8 inch cast iron water pipe line, now located on the premises conveyed hereby, which connects a 20,000,000 gallon water reservoir located on the above parcel described in sub-paragraph (a), (1) with a water pipe line to the 500,000 gallon water reservoir of the Town of Dragerton, (2) with a 6 inch water line to the Beehive Coke Ovens and (3) with the Geneva Coal Mine; the center line of said portion of said 8 inch cast iron water pipe line is described as follows:

Beginning at a point located 922.58 feet North and 386.17 feet West from the Southeast corner of the Northwest quarter of the Southwest quarter of Section 6, Township 15 South, Range 14 East, Salt Lake Base and Meridian, said point being located on the Westerly boundary of the premises and properties of said 20,000,000 gallon reservoir near Dragerton;

thence South 53° 48' West 723.08 feet;  
thence South 64° 22' West 309.18 feet;  
thence North 70° 59' West 96.1 feet;  
thence South 69° 45' West 197.8 feet;  
thence South 47° 15' West 752 feet more or less

to a point of intersection with the southerly boundary line of the Dragerton Townsite, said point being also on the Northerly right-of-way line of The Denver and Rio Grande Western Railroad Company, and said point also being located South 191.68 feet and West 811.55 feet more or less from the Southwest corner of the North west quarter of the Southwest quarter of said Section 6.

(c) A right of easement for the above 8 inch cast iron water pipe line described in above sub-paragraph (b) together with the right of ingress and egress thereto over the premises conveyed hereby.

4. 8.2 acres, more or less, deeded to Utah Fuel Company situate in the Northwest quarter of the Southwest quarter of Section 6, Township 15 South, Range 14 East, Salt Lake Base and Meridian, described as follows:

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 6; thence South 50 feet; thence North 89° 57' West, 133.7 feet; thence South 69° 30' West, 597.1 feet; thence South 46° 37' West, 800 feet, more or less to the intersection with the range line between Ranges 13 East and 14 East; thence North 0° 16' East along said range line 578 feet, more or less to an intersection with the Southerly right of way line of Utah State Highway No. U-123, said point being on the arc of a 1086.3 foot radius curve to the right; thence Northeasterly 754.3 feet around the arc of said curve and along said right-of-way to an intersection with the East-West quarter-section

5. 24.44 acres, more or less, conveyed by Grantor to Grantee by Warranty Deed of even date herewith and described as follows:

Beginning at a point which bears South 13° 15' East 127.2 feet from the Northwest Corner of the Southeast Quarter of Section 1, Township 15 South, Range 13 East, Salt Lake Base and Meridian, said point being the intersection of Denver Avenue and West Park Place as shown on Plat "E", Dragerton Subdivision; thence South 1° 00' East 172.4 feet to a point on a 206.7 foot Radius curve, the tangent to said point bears South 86° 48' East, said point is the intersection of West Park Place and Grassy Trail Drive and is Engineer's Station 15/76.0 for Grassy Trail Drive; thence to the Southeast along the arc of said 206.7 foot Radius curve a distance of 321.4 feet to the Point of Tangency of said curve; thence South 2° 19' West 28.5 feet to a point which is the intersection of Grassy Trail Drive and Columbia Drive as shown on Plat "E", Dragerton Subdivision; thence South 87° 41' East 125.0 feet; thence to the right around the arc of a 93.9 foot Radius curve, whose tangent at this point bears North 2° 19' East, a distance of 182.8 feet; thence to the right around the arc of a 917.1 foot Radius curve, whose tangent at this point bears South 66° 11' East, a distance of 210.7 feet to a point which bears South 36° 59' West 125.0 feet from the center line of Columbia Drive and Engineer's Station 6/65.5 as shown on Plat "E" Dragerton Subdivision; thence South 53° 01' East 218.9 feet to a Point of Curve of a 1080.4 foot Radius curve to the left; thence around the arc of said 1080.4 foot curve to the left a distance of 180.2 feet to a Point of Compound Curve of a 625.0 foot Radius curve to the left; thence around the arc of said 625.0 foot Radius curve to the left a distance of 310.1 feet to the Point of Tangency which point bears South 1° 01' East a distance of 125.0 feet from the center line of Columbia Drive and Engineer's Station 12/91.9 as shown on Plat "E" Dragerton Subdivision; thence North 88° 59' East a distance of 295.0 feet; thence North 1° 01' West a distance of 104.0 feet to the South Right of Way line of Columbia Drive; thence along South Right of Way line of Columbia Drive North 88° 59' East a distance of 45.0 feet, which point is 21.0 feet right of Engineer's Station 16/31.9 as shown on said Plat "E"; thence North 1° 01' West a distance of 682.0 feet to a point on the North Right of Way line of Denver Avenue, which point is 21.0 feet left of Engineer's Station 41/06.4 as shown on said Plat "E"; thence South 88° 59' West a distance of 100.0 feet along the North Right of Way line; thence North 1° 01' West a distance of 102.6 feet to the North boundary of the Southeast Quarter of Section 1; thence along said North boundary South 89° 01' West a distance of 1485.0 feet; thence South 1° 01' East a distance of 124.4 feet to the point of beginning.

6. Lot 5, Block 15, as shown on Plat "C", Dragerton Subdivision.

7. Five (5) second feet of primary water right in what is locally known as the Grassy Trail Creek, in Carbon County, Utah, being that certain first 5 second feet of primary water right in said creek as awarded to George C. Whitmore by the 7th Judicial District Court Decree No. 327, dated November 7, 1917, filed for record September 28, 1920, in Book 3F, Pages 464-5, Records of Carbon County, Utah, and also Supreme Court of Utah Decree No. 3028, dated November 7, 1917.

8. All other water and water rights, surface or underground, appurtenant to or used upon said lands and premises; water and water rights represented by Claims and Applications of record in the Office of the State Engineer of the State of Utah; diligence rights in water established by an owner and his or its predecessors in interest; water and water rights allowed by court decree; and all other water, water rights and water claims appurtenant or incident to the ownership or use of the above described premises and properties.

The net area contained in said premises and properties of the Town of Dragerton, is 337.01 acres more or less, less that said portion conveyed to the Denver and Rio Grande Railroad.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging, or in anywise appertaining to all of the above described premises and properties, and the reversions, remainders, rents, issues and profits thereof; and also all the estate, title, rights, interests, claims, and demands whatsoever, as well in law as in equity, of Grantor in or to all of the above described premises and properties, and every part and parcel thereof, with all of the appurtenances thereunto belonging.

TOGETHER with all buildings, structures, reservoirs, installations, betterments and additions; equipment, machinery and appliances, sidewalks and roadways; lines for the conveyance or transportation of water, steam or any other substances, sewers, drains, and ditches; and all other facilities, improvements and appurtenances of any kind and nature whatsoever located in, on or about the above described premises and property.

ALSO, any and all easements, permits and licenses, expressed or implied, heretofore acquired for or in connection with the installation or operation of any of the said properties, premises, facili-

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, his heirs and assigns forever, subject, however, to the following taxes, assessments, rights-of-way, covenants, restrictions, conditions, and easements:

- 1. Any and all county and state general taxes assessed against the aforesaid premises and properties for the year 1948, and subsequent thereto, and any and all special assessments and taxes, if any.
- 2. Rights of Way for roads, ditches, canals, tunnels, telephone, and transmission lines now constructed, or which may be constructed in the future, over and across the above described premises and properties as reserved in the Patents issued by the United States covering said premises and properties.
- 3. Right of Way conveyed to Carbon County Railway Company across said premises and properties by deed, dated September 11, 1922 and recorded in Book 3-H, page 28, Records of Carbon County, Utah, described as follows:

A right of way for a railroad being a tract of land 100 feet wide together with such additional land found necessary to cover embankments and excavation slopes, the boundaries of said 100 feet tract being parallel to and 50 feet distant from the following described center line of railroad as constructed.

Beginning at the intersection of the railroad with the North-South center line of Section 11, Township 15 South, Range 13 East, Salt Lake Base and Meridian which point is Engineer's Station 8/05 of railroad survey; thence South 50° 40' East 431.7 feet to Engineer's Station 12/36.7; thence around an 8° curve left 475 feet to Engineer's Station 17/111.7; thence South 88° 40' East 1908.3 feet to Engineer's Station 36/20 which point is the intersection of the railroad with the East boundary line of said Section 11 and at 1475 feet Southerly from the Northeast corner of said Section 11.

- 4. Rights of Ben W. McMahon and Agnes McMahon, his wife, as reserved in that certain Quit claim Deed to Defense Plant Corporation, dated July 7, 1944 and recorded in Book 3-X, pages 515-7, of Records of Carbon County, Utah, as follows:

Reserving to the Grantors a limited easement over a roadway within said described premises, said roadway being 14 feet wide and the center line of said roadway to run on a straight line beginning at a point on the West Section line of Section 1, which is South 0° 43' West 878 feet from the Quarter Section corner common to Sections 1 and 2, Township 15 South, Range 13 East; thence South 89° 17' East 273.5 feet to a point 25 feet left of center line of Grassy Trail Drive at Engineer's Station 13/89.5. The use of said easement to be limited for ingress and egress to premises now owned by Grantors consisting of a farm of approximately 80 acres adjoining and to the North of the above described land; also reserving to the Grantors and successors in interest and assigns any and all right, title, and interest which they have in and to the following described ditch and the right to transmit water through the same. The said ditch is located in Carbon County, Utah, with its diversion upon Grassy Trail Creek, at a point North 22° 6' East 332 feet from the Northwest Corner of the Southwest Quarter of the Southwest quarter of Section 1, Township 15 South, Range 13 East, Salt Lake Base and Meridian, and from said point of diversion said ditch runs

North 85° 10' West 227 feet;  
 thence South 59° 43' West 177 feet;  
 thence South 31° 35' West 352 feet;  
 thence South 81° 03' West 425 feet;  
 thence North 59° 27' West 56 feet;  
 thence North 5° 27' West 115 feet;  
 thence North 11° 57' West 82 feet;  
 thence North 41° 57' West 65 feet;  
 thence North 88° 57' West 69 feet;  
 thence South 53° 03' West 115 feet;  
 thence South 69° 16' West 155 feet;  
 thence South 82° 23' West 101 feet;  
 thence South 88° 03' West 100 feet;  
 thence North 75° 03' West 207 feet;  
 thence South 83° 20' West 302 feet;  
 thence North 85° 38' West 300 feet;  
 thence South 85° 10' West 100 feet;  
 thence North 88° 37' West 100 feet;  
 thence North 39° 57' West 253 feet;  
 thence South 0° 11' East 157 feet to the North-  
 west Corner of the Southwest quarter of the Southeast  
 quarter of Section 2, Township 15 South, Range 13 East,  
 Salt Lake Base and Meridian.

- 5. Rights of John McMahon, a single man, as reserved in that certain Quitclaim Deed to Defense Plant Corporation, recorded May 23, 1944 in Book 3-X, pages 439-40, Records of Carbon County, Utah, to transmit water through the ditch described in sub-paragraph 4 above.

- 6. Rights of Henry Knight and Lena Peterson Knight as reserved in that certain Quitclaim Deed to Defense Plant Corporation, dated July 7, 1944 and recorded in Book 3-X, pages 515-7, of Records of Carbon County, Utah, as follows:

- 7. Rights of Sunnyside Improvement Corporation under and by virtue of that certain Agreement, dated August 4, 1948, between said Sunnyside Improvement Company and John W. Galbreath & Co. providing for the privilege of connecting onto and using the Dragerton sewer system and sewage disposal plant and granting said Sunnyside Improvement Company an easement for the purpose of installing and maintaining a sewer line and manhole, as follows:

Beginning at a point South 89° 1' West 17 feet from the Northeast Corner of the Southeast 1/4 of Section 1, Township 15 South, Range 13 East, thence South 32° 42' West 54 feet, thence South 34° 53' West 136.2 feet to intersection with the 8 inch sewer line on Avenue D, Section "C", Dragerton, Utah.

- 8. Rights of Utah Power and Light Company under and by virtue of that certain Pole and Wire License, dated May 4, 1943, wherein Defense Plant Corporation granted to said Utah Power and Light Company the right to erect, maintain, operate, repair, and renew all necessary poles, guys, stubs, anchors, etc., together with the necessary or desirable electric light, power, or telephone wires and cables or transformers and attachments upon the above described premises and properties.
- 9. Rights of all Lessees and Tenants under and by virtue of leases in effect as of the date of execution of this Warranty Deed.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its corporate name, attested by its corporate, seal, by its officers thereunto duly authorized this 31st day of August, 1948.

GENEVA STEEL COMPANY

By Walther Mathesius  
President

Attest:

Merrill L. Heald  
Secretary

(SEAL)

STATE OF UTAH )  
                  : SS.  
COUNTY OF UTAH )

On the 31st day of August, A.D., 1948, personally appeared before me WALTHER MATHESIUS, who, being by me duly sworn, did say that he is the President of Geneva Steel Company and that the foregoing Instrument was signed in behalf of said corporation by authority of its by-laws, and said Walther Mathesius acknowledged to me that said corporation executed the same.

Darrell Griffiths  
Notary Public  
Residing at:  
Provo, Utah

My Commission Expires:  
January 22, 1949

(SEAL)

\$2,662.55 United States Revenue Stamps duly cancelled.

*W. J. R. Anderson*