

WHEN RECORDED RETURN TO:

TPL-UTAH  
GERALD H. KING-HORN  
9 EXCHANGE PLACE, SUITE 1000  
SLC, UTAH 84111

# SPECIAL WARRANTY DEED

(CORPORATE FORM)

4177148

SECURITY TITLE COMPANY, Trustee, a 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 against all claiming by, through or under it to

TPL-UTAH

grantee

of  
for the sum of TEN DOLLARS and other good and valuable considerations  
the following described tract s of land in Salt Lake County,  
State of Utah:

County,

SEE EXHIBIT "A" ATTACHED HERETO

SECURITY TITLE CO.

FKK No. F 232401

2700  
RECORDED  
DEC 16 4 33 PM '85  
SALT LAKE COUNTY  
UTAH

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 16th day of December, A.D., 1985

Attest:

*Charles G. Miller*  
Charles G. Miller Secretary.

(CORPORATE SEAL)

SECURITY TITLE COMPANY, Trustee

By

*Craig F. Thomsen*  
Craig F. Thomsen President.

STATE OF UTAH,

County of Salt Lake

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On the 16th day of December, A.D. 1985  
personally appeared before me Craig F. Thomsen and Charles G. Miller  
who being by me duly sworn did say, each for himself, that he, the said Craig F. Thomsen  
is the President, and he, the said Charles G. Miller is the Secretary  
of SECURITY TITLE COMPANY, Trustee, 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 Craig F. Thomsen and Charles G. Miller  
each duly acknowledged to me that said corporation executed the same and that the seal affixed  
is the seal of said corporation.



*E. W. Khizan*  
Notary Public.

My residence is Salt Lake City, Utah

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SCHEDULE "A"

SURRE. E RIGHTS ON TO THE FOLLOWING DESCRIBED PROPERTY:

PARCEL NO. 1:

WASATCH NO. 9, PLACER MINING CLAIMS SURVEY NO. 6379;

EXCEPTING THEREFROM the following parcels:

1(a) BEGINNING at a point which is South  $86^{\circ}35'51''$  East 12680.74 feet from the West quarter corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base & Meridian, (Basis of bearing is North  $89^{\circ}14'29''$  East from the center of Section 12 to the East quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base & Meridian) and running thence South 200.00 feet; thence East 170.00 feet; thence North 200.00 feet; thence West 170.00 feet to the point of BEGINNING.

1(b) That portion which lies within the bounds of Little Cottonwood Highway and Little Cottonwood Creek and also that portion which lies North of said aforementioned Little Cottonwood Highway.

PARCEL NO. 2:

WASATCH NO. 10, PLACER MINING CLAIMS SURVEY NO. 6226.

EXCEPTING THEREFROM that portion which lies within the bounds of Little Cottonwood Creek.

PARCEL NO. 3:

WASATCH NO. 7, PLACER MINING CLAIMS SURVEY NO. 6379;

EXCEPTING THEREFROM the following parcels:

3(a) BEGINNING at a point which is South  $86^{\circ}13'07''$  East 9774.37 feet from the West quarter corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base & Meridian, (Basis of bearing is North  $89^{\circ}14'29''$  East from the center of Section 12 to the East quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base & Meridian); said point also being on the Southerly right-of-way line of State Highway 210 and a 733.00 foot radius curve to the right (radius point bears North  $37^{\circ}52'10''$  West); and running thence 203.90 feet along said curve; thence South  $19^{\circ}39'00''$  East 171.06 feet; thence North  $84^{\circ}18'00''$  East 71.41 feet; thence North  $53^{\circ}18'00''$  East 136.70 feet; thence North  $19^{\circ}39'00''$  West 184.36 feet to the point of BEGINNING.

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3(b) That portion which lies within the bounds of Little Cottonwood Highway and Little Cottonwood Creek and also that portion which lies North of said aforementioned Little Cottonwood Highway.

PARCEL NO. 4:

WASATCH NO. 8, PLACER MINING CLAIMS SURVEY NO. 6226, less and excepting that portion which lies within the bounds of Little Cottonwood Creek.

PARCEL NO. 5:

WASATCH NO. 14, PLACER MINING CLAIMS SURVEY NO. 6774, Little Cottonwood Mining District, Salt Lake County, State of Utah.

EXCEPTING THEREFROM the following parcels:

5(a) BEGINNING at a point which is South  $84^{\circ}28'08''$  East 6972.68 feet from the West quarter corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base & Meridian, (Basis of bearing is North  $89^{\circ}14'29''$  East from the center of Section 12 to the East quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base & Meridian); and running thence North  $78^{\circ}29'00''$  West 8.08 feet; thence South  $83^{\circ}44'00''$  West 117.78 feet; thence South 134.79 feet; thence East 125.00 feet; thence North 145.96 feet to the point of BEGINNING.

5(b) That portion of the above described property lying within the bounds of Little Cottonwood Highway and as the same was conveyed to Salt Lake County, and also that portion which lies North of said aforementioned Little Cottonwood Highway.

PARCEL NO. 6:

The North 100 rods of the Southeast Quarter of Section 7, Township 3 South, Range 2 East, Salt Lake Base & Meridian, in the County of Salt Lake, State of Utah.

ALSO, BEGINNING at the Southwest Corner of Wasatch No. 3, PLACER MINING CLAIM SURVEY NO. 6342, in Section 7, Township 3 South, Range 2 East, Salt Lake Base and Meridian, and running thence North 200 feet; thence East 850.21 feet; thence South 200 feet; thence West 850.21 feet to the point of BEGINNING.

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SCHEDULE "A" CONT.

EXCEPTING THEREFROM the following parcels:

6(a) BEGINNING at a point which is South 66°08' West 1411.9 feet, more or less, from the East quarter corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base & Meridian; said point also being South 81°29'09" East 4037.56 feet from the West quarter corner of said Section 7, (Basis of bearing is North 89°14'29" East from the center of Section 12 to the East quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base & Meridian); and running thence West 190.52 feet; thence South 56.59 feet; thence South 65°31' East 95.00 feet; thence South 82°19' East 105.00 feet; thence North 110.0 feet to the point of BEGINNING.

6(b) BEGINNING at a point which is South 80°24'36" East 4876.95 feet from the West quarter corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base & Meridian, (Basis of bearing is North 89°14'29" East from the center of Section 12 to the East quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base & Meridian); and running thence South 82°40'00" West 105.77 feet; thence North 7°20'00" West 12.40 feet; thence South 82°40'00' West 71.87 feet; thence North 82°55'00" West 36.62 feet; thence South 7°29'00" East 63.19 feet; thence South 74°15'00" East 66.00 feet; thence North 86°10'00" East 78.00 feet; thence North 78°09'00" East 74.90 feet; thence North 7°29'00" West 66.41 feet to the point of BEGINNING.

6(c) BEGINNING at the Northwest Corner of Lot 29, WASATCH RESORT, an unrecorded subdivision, said point being South 75°42'30" East 3543.0 feet from the East Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 22°30' West 31.25 feet; thence North 80°30' East 225.0 feet; thence South 65°27' East 215.0 feet; thence East 82.0 feet; thence South 77°48' East 241.0 feet; thence North 31° East 34.0 feet to the Southerly line of Little Cottonwood Creek; thence South 84°00' East 50.0 feet to the Northwest Corner of Lot 1, WASATCH RESORT; thence Easterly along the Southerly line of said creek and the Northerly line of Lots 1 to 5, 329.5 feet, more or less, to the Northeast Corner of Lot 5, said WASATCH RESORT; thence South 3°37' West 68.20 feet to the Northwest corner of Lot 7, said WASATCH RESORT; thence South 74° East 176.0 feet to the Southwest Corner of Lot 10, said WASATCH RESORT; thence North 30.0 feet; thence North 64°50' East 143.1 feet; thence North 83°50' East 150.90 feet to the Northeast Corner of Lot 42-B, said WASATCH RESORT; thence North 74° East 62.5 feet; thence South 113.2 feet; thence South 54° West 70.30 feet to the Southeast Corner of said Lot 42-B; thence East 120.0 feet;

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thence South 20.0 feet to the Northeast Corner of Lot 72, said WASATCH RESORT; thence West 60.00 feet to the Northwest corner of Lot 72, said WASATCH RESORT; thence South 133.5 feet to the Southwest corner of Lot 72, said WASATCH RESORT; thence West 307.6 feet to the Southwest corner of Lot 41, said WASATCH RESORT; thence South 119.9 feet; thence West 308.1 feet; thence North 17.80 feet to the Southeast corner of Lot 38, said WASATCH RESORT; thence West 314.0 feet to the Southwest Corner of Lot 34, said WASATCH RESORT; thence North 128.0 feet to the Northwest Corner of Lot 34, said WASATCH RESORT; thence North 74°30' West 68.5 feet to the Northeast corner of Lot 32, said WASATCH RESORT; thence North 51°00' West 84.9 feet to the Northwest corner of Lot 32, said WASATCH RESORT; thence South 99.7 feet to the Southeast corner of Lot 31, said WASATCH RESORT; thence West 66.0 feet; thence North 50.0 feet to the Southeast Corner of Lot 30, said WASATCH RESORT; thence West 317.3 feet to the Southwest corner of Lot 27, said WASATCH RESORT; thence North 103.0 feet to Southeast corner of Lot 28, said WASATCH RESORT; thence West 179.2 feet; thence North 166.25 feet; thence South 76°08' West 50.26 feet to the point of BEGINNING.

6(d) A 3 rod Road which connects Little Cottonwood Road to Wasatch Resort in the Southeast Quarter of Section 7, Township 3 South, Range 2 East, Salt Lake Base and Meridian, said road being more particularly described as follows:

BEGINNING at a point which is South 76°40' West 1884.2 feet from the East Quarter Corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base and Meridian; said point also being South 13°12' West 60 feet from the P. T. of curve at centerline of Little Cottonwood Road; thence South 51°52' East 131.5 feet to a point of tangency with a 453.58 foot radius curve to the left; thence along said curve 59.74 feet; thence South 59°25' East 232.0 feet to point of tangency with a 237.29 foot radius curve to the left; thence along said curve 61.95 feet; thence South 74°23' East 221.4 feet to a point of tangency with a 124.75 foot radius curve to the right; thence along said curve 174.38 feet; thence South 5°45' West 126.9 feet; thence North 84°15' West 49.5 feet; thence North 5°45' East 126.9 feet to a point of tangency with a 75.25 foot radius curve to the left; thence along said curve 105.19 feet; thence North 74°23' West 221.4 feet to point of tangency with a 286.79 foot radius curve to the right; thence along said curve 74.87 feet; thence North 59°25' West 232.0 feet to a point of tangency with a 503.08 foot radius curve to the right; thence along said curve 66.26 feet; thence North 51°52' West 207.4 feet to a point on a South Right of Way Line

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of Little Cottonwood Road; thence following said Right of Way line in an Easterly direction along a 400 foot radius curve to the right 91 feet, more or less, to the point of BEGINNING.

6(e) BEGINNING at a point which is South 596.73 feet from the East quarter corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base & Meridian; said point also being South  $83^{\circ}16'25''$  East 5320.86 feet from the West quarter corner of said Section 7; and running thence North 111.53 feet; thence West 264.00 feet; thence South 36.80 feet; thence West 385.00 feet; thence South 162.50 feet; thence East 402.28 feet; thence North  $70^{\circ}25'00''$  East 261.87 feet to the point of BEGINNING.

6(f) COMMENCING 5.6 feet East and 30 feet South from Stake Number 20, WASATCH RESORT PLAT, and running thence Southeasterly 170 feet to Iron Rail set on and in ground on South Side of D. & R. G. Right of Way; thence West along North side of Creekbed 166 feet; thence North 83 feet to the place of BEGINNING. Said Stake Number 20 is South 759.4 feet and East 4217.8 feet from the Quarter Section Corner on the East boundary of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian as determined by J. R. Winwood, a registered professional engineer and Land Surveyor of Salt Lake City, Utah.

6(g) COMMENCING on the South boundary of the State Highway at a point 480.99 feet South and 800.44 feet West from the East Quarter Corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base and Meridian; thence South 205.81 feet; thence North  $89^{\circ}07'$  East 147.91 feet; thence North 162.53 feet; thence East 44.0 feet; thence North 46.4 feet to the South boundary of the State Highway; thence following the South boundary of the State Highway North  $79^{\circ}20'$  West 67.51 feet; thence South  $81^{\circ}53'$  West 126.82 feet, more or less, to the place of BEGINNING.

6(h) BEGINNING on the South boundary of State Highway at a point 530.81 feet South and 1098.37 feet West from the East Quarter Corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base and Meridian; thence South 162.40 feet; thence West 80.0 feet; thence North 160.82 feet to the South boundary of State Highway; thence Easterly along State Highway on a curve to the left with a radius of 550 feet a distance of 80.1 feet, more or less, to the point of BEGINNING.

6(i) BEGINNING on the South boundary of State Highway at a point 480.99 feet South and 800.44 feet West from

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the East Quarter corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base and Meridian; thence South 205.81 feet; thence South 88°46' West 298.0 feet; thence North 162.4 feet to the South boundary of State Highway; thence following State Highway Easterly on a curve to the left with a radius of 550 feet a distance of 46.4 feet; thence North 79°51' East 213.5 feet; thence North 91°53' East 42.2 feet, more or less, to the point of BEGINNING.

6(j) BEGINNING at a point on the West line of the Whitmore "Hydroelectric Site" property, said point being South 41°03' West 1050.0 feet, more or less, from the East Quarter corner of said Section 7, Township 3 South, Range 2 East, Salt Lake Base and Meridian; said point of beginning also being South 7°29' East 46.7 feet from the Northwest corner of the Whitmore Tract; and running thence North 82°55' West 174.05 feet; thence South 7°05' West 80.61 feet, more or less, to a point on the South side of Little Cottonwood Creek; thence South 82°55' East along the South side of Little Cottonwood Creek 195.0 feet; thence North 7°29' West along the West line of the Whitmore Tract, 83.29 feet to the point of BEGINNING.

6(k) That portion of Little Cottonwood Canyon Highway and Little Cottonwood Creek as the same may be found to intersect the above described property and as the same was conveyed to Salt Lake County.

6(l) BEGINNING East 850.21 feet from the Southwest Corner of Wasatch No. 3, Placer Survey No. 6324, said point of beginning also being East 3490.21 feet from the West Quarter corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base and Meridian, and running thence South 102.76 feet; thence South 62°07' East 820.20 feet to the center line of Little Cottonwood Highway; thence along said center line to a point which is due South of corner No. 1 of Wasatch No. 5, Placer Mining Claims Survey No. 6379, and running thence West 492.96 feet; thence North 350.0 feet to the South line of Wasatch No. 5, Placer, Survey No. 6379; thence West 2522.0 feet to the Southwest Corner of said Wasatch No. 5 Placer; thence North 12.0 feet to the Southeast Corner of said Wasatch No. 3 Placer; thence West 1689.79 feet to the point of BEGINNING.

6(m) BEGINNING at a point which is South 75°42'30" East (South 75°20'02" East) 3543.0 feet from the East 1/4 corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of bearing is North 89°14'29" East from the center of Section 12 to the East 1/4 corner of Section 12, Township 3 South, Range 1 East, Salt Lake

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SCHEDULE "A" CONT.

Base and Meridian); and running thence North  $76^{\circ}08'$  East (North  $76^{\circ}30'28''$  East) 50.26 feet; thence South (South  $0^{\circ}22'28''$  West) 166.25 feet; thence East (South  $89^{\circ}37'32''$  East) 119.20 feet; thence South (South  $0^{\circ}22'28''$  West) 613.37 feet to the point which is South 100 rods and South  $89^{\circ}42'46''$  East 957.46 feet from the Northwest corner of the Southeast  $1/4$  of Section 7, Township 3 South, Range 2 East, Salt Lake Base and Meridian; and running thence North  $89^{\circ}42'46''$  West 957.46 feet; thence North 1056.64 feet to a point on the Southerly right-of-way line of Little Cottonwood Canyon Highway (State Road 210), said point also being on a 450.97 foot radius curve to the right (radius point bears North  $8^{\circ}18'56''$  East); thence along said curve 207.65 feet; thence North  $71^{\circ}56'00''$  East 462.70 feet to a point on a 400.00 foot radius curve to the right (radius point bears South  $18^{\circ}04'00''$  East); thence along said curve 99.68 feet thence leaving said Southerly right-of-way line and running South  $51^{\circ}52'00''$  East 75.00 feet; thence South  $2^{\circ}48'54''$  West 394.93 feet; thence South  $22^{\circ}30'$  East (South  $22^{\circ}07'32''$  East) 31.25 feet to the point of BEGINNING.

PARCEL NO. 7:

BEGINNING at the West quarter corner of Section 7, Township 3 South, Range 2 East, Salt Lake Base and Meridian; and running thence North 1320 feet; thence East 2640 feet; thence South 2640 feet; thence West 2140 feet; thence North 435.6 feet; thence West 500 feet; thence North 424.4 feet; thence East 75 feet; thence North 180 feet; thence West 75 feet; thence North 280 feet to the point of BEGINNING.

EXCEPTING THEREFROM the following parcels:

7(a) That portion of the Little Cottonwood Canyon Highway as the same may be found to intersect the above described property and as the same was conveyed to Salt Lake County.

7(b) That portion lying South of the Little Cottonwood Canyon Road.

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