

When Recorded, Mail To:
Daybreak Water Company
4700 Daybreak Parkway
South Jordan, Utah 84009
Attention: George J. Stewart

12113824
8/17/2015 1:15:00 PM \$22.00
Book - 10353 Pg - 1684-1689
Gary W. Ott
Recorder, Salt Lake County, UT
HOLLAND & HART LLP CO
BY: eCASH, DEPUTY - EF 6 P.

QUITCLAIM DEED FOR FIXTURES
AND BILL OF SALE FOR PERSONAL PROPERTY AND EQUIPMENT

KENNECOTT UTAH COPPER LLC, a Utah limited liability company, successor by conversion to Kennecott Utah Copper Corporation, a Delaware corporation, ("**KUC**"), with an address of 4700 Daybreak Parkway, South Jordan, Utah 84009, hereby quitclaims to DAYBREAK WATER COMPANY, a Utah nonprofit corporation ("**Daybreak Water**"), with an address of 4700 Daybreak Parkway, South Jordan, Utah 84009, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of its right, title and interest to the fixtures located on the real property situated in Salt Lake County, State of Utah described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**"). In addition, KUC hereby transfers and assigns to Daybreak Water all of its right, title and interest in and to the personal property and equipment located on the Property. Such fixtures, personal property and equipment shall include, without limitation, the fixtures, personal property and equipment identified on Exhibit B attached hereto.

SUCH PERSONAL PROPERTY, EQUIPMENT, AND FIXTURES ARE BEING TRANSFERRED ON AN "AS IS" BASIS, WITHOUT ANY REPRESENTATIONS, WARRANTIES, EXPRESS, IMPLIED OR STATUTORY OF AN KIND WHATSOEVER BY KUC. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, DAYBREAK WATER ACKNOWLEDGES THAT KUC EXPRESSLY DISCLAIMS AND NEGATES, AS TO ALL PERSONAL PROPERTY, EQUIPMENT AND FIXTURES TRANSFERRED HEREBY: (A) ANY IMPLIED OR EXPRESS WARRANTY OF MERCHANTABILITY; (B) ANY IMPLIED OR EXPRESS WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; AND (C) ANY IMPLIED OR EXPRESS WARRANTY OF CONFORMITY TO MODELS OR MATERIALS.

KUC and Daybreak Water agree that the provisions of Paragraph 10 of Exhibit B to that certain Deed dated October 16, 2002, from Kennecott Utah Copper Corporation, as grantor, to OM Enterprises Company, (predecessor in interest to Kennecott Land Company), as grantee, recorded in the records of the Salt Lake County Recorder as Instrument No. 8442505 (the "**Instrument**"), including, without limitation, the "**Well Prohibition Covenant**" which prohibits drilling of water wells on the land and the "**Subsequent Transfer Covenant**" which requires that the Well Prohibition Covenant be inserted in all future deeds for such land (as such terms are defined in such Section 10) of Exhibit B to the Instrument are hereby incorporated into this

Quitclaim Deed for Fixtures and Bill of Sale for Personal Property and Equipment and shall be binding on Daybreak Water, its successors and assigns.

Dated: August 17, _____, 2015

KENNECOTT UTAH COPPER LLC,
a Utah limited liability company,

By: _____
Name: NISSEL STEWARD
Its: MANAGING DIRECTOR

AGREED TO:

DAYBREAK WATER COMPANY,
a Utah nonprofit corporation,

By: _____
Name: STEVENS JOHNSON
Its: CEO
Date: August 17, 2015

[ACKNOWLEDGMENTS FOLLOW NEXT PAGE]

STATE OF Utah)
)
) SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 17 day of August, 2015
by Nigel Steward, Managing Director of Kennecott Utah Copper LLC, a Utah
limited liability company.



Michelle Farnsworth
Notary Public

My commission expires:

8/19/2017

STATE OF Utah)
)
) SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 17 day of August, 2015
by Steve Schnoor, Operations Officer of Daybreak Water Company, a Utah
nonprofit corporation.



Michelle Farnsworth
Notary Public

My commission expires:

8/19/2017

EXHIBIT A

[to Quitclaim Deed and Bill of Sale]

Legal Description

All of Kennecott Utah Copper's right, title and interest in and to the fixtures located on the following described real property in Salt Lake County, State of Utah:

Filter Plant Pipeline

A forty foot (40') easement that is twenty feet (20') each side of the following described center line:

Beginning at a point which is S 89°35'50" E 1279.154 ft and S 00°24'12" W 1569.375 ft from the Northwest corner of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian and beginning N 57°56'55" E 38.495 ft; thence S 77°03'08" E 857.531 ft; thence N 86°19'13" E 140.823 ft; thence N 86°19'07" E 63.354 ft; thence N 03°40'01" W 13.245 ft to the end point.

Filter Plant Pump Station

A parcel of land located in the north half of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is N 89°36'13" W 149.077 ft and S 00°24'07" W 1577.502 ft from the North quarter corner of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian and beginning S 00°00'00" W 187.487 ft; thence S 90°00'00" W 250.495 ft; thence N 00°00'00" E 187.487 ft; thence N 90°00'00" E 250.495 ft to the point of beginning.

Water Treatment Facility

Beginning at a point which is S 89°35'50" E 932.266 ft and S 00°24'12" W 1387.641 ft from the Northwest corner of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian and beginning S 63°53'25" E 88.031 ft; thence beginning of a 609.197 ft radius curve to the left, thence along the arc of said curve 102.637 ft (Chord bears S 68°43'43" E for a distance of 102.516 ft); thence S 77°06'04" E 129.671 ft; thence S 75°45'46" E 135.457 ft; thence S 74°57'25" E 52.927 ft; thence beginning of a 167.185 ft radius curve to the right, thence along the arc of said curve 48.683 ft (Chord bears S 66°21'11" E for a distance of 48.511 ft); thence beginning of a 56.035 ft radius curve to the right, thence along the arc of said curve 84.672 ft (Chord bears S 16°17'43" E for a distance of 76.843 ft); thence S 34°47'58" W 40.387 ft; thence S 35°45'46" W 202.861 ft; thence S 35°50'15" W 163.167 ft; thence beginning of a 1373.351 ft radius curve to the left, thence along the arc of said curve 225.987 ft (Chord bears S 30°07'32" W for a distance of 225.732 ft); thence S 26°51'09" W 46.917 ft; thence beginning of a 69.907 ft radius curve to the right, thence along the arc of said curve 72.246 ft (Chord bears S 61°08'51"

W for a distance of 69.073 ft); thence N 88°22'44" W 51.951 ft; thence N 88°53'15" W 100.941 ft; thence beginning of a 753.841 ft radius curve to the right, thence along the arc of said curve 177.917 ft (Chord bears N 81°41'36" W for a distance of 177.505 ft); thence beginning of a 211.504 ft radius curve to the right, thence along the arc of said curve 148.945 ft (Chord bears N 52°53'33" W for a distance of 145.886 ft); thence beginning of a 118.901 ft radius curve to the right, thence along the arc of said curve 112.252 ft (Chord bears N 07°20'47" W for a distance of 108.13 ft); thence beginning of a 624.53 ft radius curve to the right, thence along the arc of said curve 170.274 ft (Chord bears N 26°22'53" E for a distance of 169.747 ft); thence N 33°29'18" E 95.91 ft; thence beginning of a 1503.812 ft radius curve to the left, thence along the arc of said curve 82.517 ft (Chord bears N 38°15'51" E for a distance of 82.507 ft); thence beginning of a 522.282 ft radius curve to the left, thence along the arc of said curve 157.876 ft (Chord bears N 30°11'05" E for a distance of 157.275 ft); thence N 20°37'21" E 60.561 ft; thence N 16°16'19" E 94.416 ft; thence N 16°35'52" E 34.207 ft; thence beginning of a 18.529 ft radius curve to the right, thence along the arc of said curve 29.799 ft (Chord bears N 71°38'03" E for a distance of 26.689 ft) to the point of beginning

EXHIBIT B

[to Quitclaim Deed and Bill of Sale]

Personal Property, Equipment and Fixtures

All of Kennecott Utah Copper's right, title and interest and to the personal property, equipment and fixtures described as follows:

Filter Plant Pipeline

30 inch diameter LSW pipe

Filter Plant Pump Station

The Filter Plant facility building includes a skid mounted booster pump system and automatic screens for the irrigation supply water, two cans for future vertical turbine pumps , associated electrical circuits and panels, electrical substation, and a continuous backwash sand filters.

Water Treatment Facility

The Treatment Facility site includes a chemical addition building with a bulk storage tank for adding alum, a sulfur burner, an acid injection system and a settling or water treatment pond.

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