

WHEN RECORDED, MAIL TO:

.....
.....
.....

Space Above for Recorder's Use

WARRANTY DEED

WENDELL H. JONES and SYLVENIA D. JONES, his wife, and HORACE H. JONES and, grantor s
MABEL S. JONES, his wife-----

of _____, County of _____, State of Utah,

hereby CONVEY and WARRANT to JELCO INCORPORATED, a Utah corporation

_____, grantee

of Salt Lake City _____, County of Salt Lake _____, State of Utah

for the sum of TEN AND NO/100-----DOLLARS,
and other good and valuable consideration

the following described tract of land in Tooele _____ County, State of Utah, to-wit:

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.

No. **311633**

RECORDED AT THE REQUEST OF _____

DATE **FEB 13 1976** TIME **11:50 a.m.**

BOOK **138** OF RECORDS PAGE **833** FEE **7.40**

DONNA S. MCKENDRICK TOOELE COUNTY RECORDER
Tooele County Recorder
DONNA S. MCKENDRICK

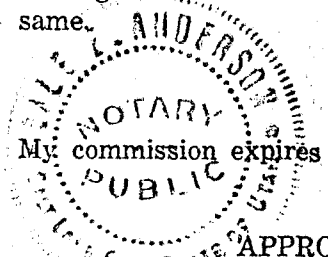
WITNESS the hand of said grantor s this 12th day of February, 19 76

Signed in the presence of

Wendell H. Jones
Sylvenia D. Jones
Horace H. Jones
Mabel S. Jones

STATE OF UTAH,
County of _____ } ss.

On the 12th day of February, 19 76
personally appeared before me WENDALL H. JONES and SYLVENIA D. JONES, his wife, and
HORACE H. JONES and MABEL S. JONES, his wife
the signers of the above instrument, who duly acknowledged to me that they executed the
same.



W. L. Anderson
Notary Public
Residing in *Salt Lake City, Utah*

APPROVED FORM — UTAH SECURITIES COMMISSION

(To be attached to and become part of that certain Warranty Deed dated February 12, 1976, by and between WENDELL H. JONES and SYLVENIA D. JONES, his wife, and HORACE H. JONES and MABEL S. JONES, his wife as grantors, and JELCO INCORPORATED, 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 Sylvia 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°03' 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.

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