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Recorded OCT 16 1959 at 4:25 P. m.
Request of *Anna & Lemuel*
Fee Paid. Nellie M. Jack,
Recorder, Salt Lake County, Utah
\$ *9.00* By *G. P. Mathews* Deputy
Ref. _____

10 Exchange Pl.

DEED

THIS DEED, made this 16th day of October, 1959,
from WEST TOLEDO MINES COMPANY, a corporation of Utah, GRANTOR,
to JAY W. JACOBSON of Salt Lake City, Utah, GRANTEE,

WITNESSETH:

For and in consideration of the sum of TEN (\$10.00)
DOLLARS and other good, valuable and adequate consideration, receipt
whereof is hereby acknowledged, Grantor does hereby grant, bargain,
sell and convey unto Grantee, his heirs and assigns forever, the following
described lands situated in Section 6, Township 3 South, Range 3 East,
S. L. M. in Salt Lake County, State of Utah, to-wit:

PARCEL 1:

All of the land embraced in Hellgate, Hellgate
No. 2 and Hellgate No. 4 lode mining claims,
Survey No. 5282, as patented by United States
Patent No. 298397, dated October 30, 1912,
containing 36.729 acres.



PARCEL 2:

All of the land embraced in Rooster lode mining
claim, Survey No. 5173, as patented by United
States Patent No. 46067, dated December 5,
1907, containing 16.726 acres.



which said Parcels 1 and 2 are hereinafter sometimes re-
ferred to as the "subject property".

Grantor expressly excepts and reserves herefrom the right
to all metallic minerals and associated and related minerals in lode or
vein formation in and underlying the subject property together with the
right to pursue extralaterally and by underground mining methods only

any veins or lodes containing such minerals, the tops or apexes of which veins or lodes lie inside of the exterior boundaries of the subject property.

In connection with said mineral reservation and for the purpose of exploring for and developing said minerals, Grantor reserves to itself, its successors and assigns, the following:

1. The right of access to the surface of the subject property for the purpose of conducting geological surveys and geophysical surveys; provided, however, that such surveys shall be so conducted as not to disturb or damage the surface of the subject property.

2. The right to construct, maintain and use workings beneath the surface of the subject property to mine and remove said minerals therefrom; provided, however, that such underground workings shall be so constructed and maintained as to protect the surface of the subject property against subsidence or other disturbance or damage.

3. The right to extend existing waste dumps now present at tunnel or shaft adits a distance of seventy-five (75) feet around existing dump peripherys; provided, however, that such right shall be limited strictly to area of the subject property lying outside of portions A, B and C, hereinafter particularly described.

4. The right to use ravines, hollows and cliff areas unsuitable for the erection of dwellings, for the purpose of dumping waste materials from mine operations now or hereafter conducted by Grantor, its successors and assigns; provided, however, that such right shall also be limited strictly to the area of the subject property outside of said portions A, B and C; and provided further that such use shall be made in a reasonable manner with the view of preserving the value of said portions A, B and C and other suitable building areas for building

purposes.

Said portions A, B and C above referred to upon which
no waste materials shall be dumped are particularly described as follows,

to-wit:

PORTION A:

Commencing at Corner No. 2 of the Hellgate No. 4 lode mining claim, Mineral Survey No. 5282, from which the quarter section corner on the South boundary of Section 32, Township 2 South, Range 3 East, S. L. M. bears North 60°39' East 3, 674.9 feet; thence South 70° 56' West 1, 368.2 feet, more or less, along line 2-3 of said Hellgate No. 4 claim to Corner No. 3 of said Hellgate No. 4 claim; thence North 3°26' West along line 3-4 of said Hellgate No. 4 claim a distance of 70 feet; thence North 67°49' East 1, 387.20 feet, more or less, to intersect line 1-2 of said Hellgate No. 4 claim; thence South 3°26' East 140 feet, more or less, along line 1-2 of said Hellgate No. 4 claim to Corner No. 2 of said Hellgate No. 4 claim, the place of beginning, said Portion A being a part and portion of the land embraced within the exterior boundaries of said Hellgate No. 4 claim.

PORTION B:

Commencing at Corner No. 1 of Hellgate lode mining claim, Mineral Survey No. 5282, from which the quarter section corner on the South boundary of Section 32, Township 2 South, Range 3 East, S. L. M. bears North 60°39' East 3, 674.9 feet; thence South 15° 52' East 484 feet to Corner No. 2 of said Hellgate claim; thence South 65°33' West 1, 233 feet to Corner No. 3 of said Hellgate claim; thence North 15°52' West 600 feet to Corner No. 4 of said Hellgate claim; thence North 70°56' East 1, 221.1 feet to Corner No. 1, the place of beginning, said Portion B being all of the land embraced within the exterior boundaries of said Hellgate claim.

PORTION C:

Commencing at Corner No. 1 of Hellgate No. 2 lode mining claim, Mineral Survey No. 5282, from which the quarter section corner on the South boundary of Section 32, Township 2 South, Range 3 East, S. L. M. bears North 54°42' East 4, 337.5 feet; thence South 22°40' West 50.1 feet, more or less, to intersect line 1-2 of Black Jack lode mining claim, Mineral

Survey No. 5288; thence South 71°45' West along line 1-2 of said Black Jack claim 542.7 feet, more or less, to intersect line 2-3 of Hellgate lode mining claim, Mineral Survey No. 5282; thence North 65° 33' East 550 feet, more or less, to intersect line 4-1 of said Hellgate No. 2 claim; thence South 66° 37' East along line 4-1 of said Hellgate No. 2 claim 33 feet, more or less, to Corner No. 1 of said Hellgate No. 2 claim, the place of beginning, said Portion C being a part and portion of the land embraced within the exterior boundaries of said Hellgate No. 2 claim.

This deed and conveyance is made expressly subject to:

1. All limitations of the respective patents covering the subject property.
2. Right of the public to travel over and upon the existing Salt Lake County road which traverses said Hellgate No. 4 claim, and the center line of which road follows approximately along the Northerly boundary of said portion A.
3. Rights of Lessee under that certain Lease Agreement dated February 10, 1956, made and entered into between West Toledo Mines Company, as Lessor, and Cardiff Mining and Milling Company, as Lessee, recorded July 5, 1957, in Book 1426, Page 295, records of Salt Lake County, Utah.

Grantor warrants title to the subject property against any and all party or parties claiming by, through or under Grantor, subject only to the rights of Lessee under said Lease Agreement of February 10, 1956.

IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written.

WEST TOLEDO MINES COMPANY

Attest:

David H. Burroughs
Secretary

By Sid Spencer
President

STATE OF UTAH)
) SS.
COUNTY OF)

On the 16th day of October, 1959, personally appeared before me *Sid Spencer*, who, being by me duly sworn, did say that he is the President of WEST TOLEDO MINES COMPANY, and that said instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said acknowledged to me that said corporation executed the same.

E. P. Emery
Notary Public

My Commission Expires:

Residing at *Salt Lake City, Utah*

