

#176183

## -:WARRANTY DEED:-

This Deed, Made this 3<sup>rd</sup> day of November, in the year of our Lord One thousand nine hundred and three, between The Bingham Consolidated Mining and Smelting Company, a corporation organized and existing under and by virtue of the laws of the State of Maine, party of the first part, and the Rio Grande Western Railway Company, a corporation organized and existing under and by virtue of the laws of the State of Utah and of the State of Colorado, party of the second part, WITNESSETH:

That, the said party of the first part for and in consideration of the sum of Twenty Thousand Two Hundred and Five Dollars and Seventeen Cents, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents doth grant, bargain, sell and convey and confirm unto the said party of the second part, its successors and assigns forever, all of the following described lands and premises, and the railroad and appurtenances thereon situate, lying and being in the County of Salt Lake, and State of Utah, to-wit:

A piece of land in the S. W. 1/4 of the N. W. 1/4 of Section 15, Township 3 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point 562 feet east of the S. W. corner of the N. W. 1/4 of said section 15, said point being southwesterly at right angles to and 50 feet distant from centre line of main track Dalton and Lark Spur; thence N. 51° 22' West, parallel to and 50 feet distant from said centre line 125 feet; thence continuing parallel on a curve to the right (radius 509 feet) 940.6 feet; thence N. 0° 49' W., 42.5 feet to a point on the southerly right of way line of the Bingham Branch, 12.5 feet from the centre line of said Bingham Branch; thence N. 89° 11' East along said right of way line, parallel to and 12.5 feet distant from said centre line of Bingham Branch 991.5 feet; thence S. 0° 49' E. at right angles to said track, 52.5 feet; thence S. 89° 11' W. parallel to and 65 feet distant from said centre line of Bingham Branch, 703 feet; thence on a curve to the left (radius 409') parallel to and 50 feet distant from said centre line of Dalton and Lark Spur 1002 feet; thence continuing parallel S. 51° 22' East., 250 feet; to the South line of the said N. W. 1/4 of Section 15; thence West along said South line, 160 feet, to the place of beginning.

Also a strip of land 100 feet wide, being 50 feet wide on each side of the Dalton and Lark Spur, as the same is now constructed in Sections 15, 22, 21, 28 and 29, T. 3 S., R. 2 W., Salt Lake Base and Meridian, said centre line being more particularly described as follows:

Beginning at a point 642 feet east of the S. W. corner of the N. W. 1/4 of said section 15; thence South 51° 22' east, 68 feet; thence on an 8° curve to the right 900 feet; thence S. 20° 38' West, 6583 feet; thence on an 8° curve to the right, 923 feet; thence N. 85° 30' West, 1993 feet; thence on an 8° curve to the left 912 feet; thence S. 21° 32' W., 2268 feet; thence on a 4°, curve to the right 840 feet; thence S. 55°, 8' W., 850 feet; thence on a 5° curve to the right, 670 feet; thence S. 88° 38' West., 430.6 feet; thence on a 6° curve left, 294.4 feet; thence S. 70°, 58' W., 366.2 feet; thence on a 2° curve to the left 154.2 feet; thence S. 67° 53' West, 42.3 feet; thence on a 16° curve to the right 88.6 feet; thence S. 82° 3' W., 218.7 feet to the end of said spur in the S. W. 1/4 of said Section 29.

Also a strip of land 25 feet wide being 12.5 feet on each side of the centre line of the

Approved as to form  
E. O. Walcott  
Attest: *[Signature]*

Coal Spur at "Lark" as the same is now constructed in the S. W. 1/4 of Section 29, Township 3  
South, Range 2 West, Salt Lake Base and Meridian; said Strip being more particularly described  
as follows:

Beginning at a point 1959 feet North and 536 feet West of the S. E. corner of the said  
S. W. 1/4 of Section 29, said point being on the Northerly right of way line described in de-  
scription No. 1, and 12.5 feet northerly from the centre line of said Coal Spur; thence S. 70°  
58' W. along said right of way line, 129 feet; thence parallel to and 12.5 feet distant from  
said centre line, S. 34° 58' W., 476.2 feet; thence, continuing parallel, on a curve to the  
left, (radius 346.8') 191.6 feet; thence continuing parallel, S. 53° 12' W., 28.6 feet; thence  
N. 36° 48' W. at right angles to and across said track, 25 feet to a point 12.5 feet northerly  
from centre line of said track; thence parallel to said centre line of track, N. 53° 12' East,  
25.6 feet; thence continuing parallel, on a curve to the right (Radius 371.8') 205.4 feet; thence  
continuing parallel N. 34° 58' East, 492 feet; thence, continuing parallel on a curve to the  
left (radius 806.02') 109.4 feet to the place of beginning.

All three pieces containing 44.55 acres.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or  
in anywise appertaining, and the reversion and reversions, remainder and remainders, rents,  
issues and profits thereof; and all the estate, right, title, interest, claim and demand what-  
soever of the said party of the first part, either in law or equity, of, in and to the above  
bargained premises, with the hereditaments and appurtenances, including rails, tracks, switches,  
appliances and appurtenances of all and every kind and character used in and about the opera-  
tion of said track.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurte-  
nances unto the said party of the second part, its successors and assigns forever. And the  
said The Bingham Consolidated Mining and Smelting Company, party of the first part, for itself,  
its successors and assigns, doth covenant, grant, bargain and agree to and with the said party  
of the second part, its successors and assigns, that at the time of the sealing and delivery  
of these presents it is well seized of the premises above conveyed, as of a good, sure, perfect,  
absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right,  
full power and lawful authority to grant, bargain, sell and convey the same in manner and form  
aforesaid, and that the same are free and clear from all former and other grants, bargains,  
sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever; And the  
above bargained premises in the quiet and peaceable possession of the said party of the second  
part, its successors and assigns, against all and every person or persons lawfully claiming or  
to claim the whole or any part thereof, the said party of the first part shall and will warrant  
and forever defend.

In Witness Whereof, said The Bingham Consolidated Mining and Smelting Company has caused  
its corporate name to be hereunto subscribed by the hand of its President, and its corporate  
seal to be hereunto affixed by its Secretary, the day and year first above written. They hav-  
ing been thereunto duly authorized by the said The Bingham Consolidated Mining and Smelting  
Company to grant, bargain, sell, convey and warrant the premises and property herein described  
in manner and form as aforesaid.

Mining  
The Bingham Consolidated and Smelting Company.

By E L White President.



Attest: Herbert W. Wesson  
Secretary.

State of Utah :  
(SS.)  
County of Salt Lake :

On this 3<sup>rd</sup> day of November A. D. 1903 personally appeared before me James White, E. L. White, who being by me duly sworn did say: that he is the President of The Bingham Consolidated Mining and Smelting Company, and that the foregoing instrument was signed in behalf of said corporation by resolution of its Board of Directors and said E. L. White acknowledged to me that said corporation executed the same.

My Commission expires the 24th day of Dec. A. D. 1904.



Hiram A. Smith

Notary Public.

Recorded at request of W. F. Colton, Cashier, DEC 1 1903 at 10:20 a.m. in "6-B" of Deeds pages 313-15... Abstracted in "D-5" page 130 lines 12 to 16; page 140 line 10; page 139 line 3; page 147 line 26; page 146 line 6; page 147 lines 27 to 29... Recording fee paid \$3.10.....  
...(Signed) Walter J. Meeks, Recorder, Salt Lake County, Utah. By H. O. Young, Deputy.....

#176239

WARRANTY DEED.

*see affidavit & 130 Plat 250 pg 474*  
James Hurst, as Administrator of the Estate of Elizabeth Edwards Hurst, Deceased, grantor, of Salt Lake City, Salt Lake County, Utah, hereby conveys and warrants to Esther Bosworth, of the same place, for the sum of one thousand dollars, the following described tract of land situated in Salt Lake City, Salt Lake County, Utah:

Beginning at a point 7 rods south and 10 rods west of the northeast corner of Lot 8, Block 23, Plat "A", Salt Lake City Survey, and running thence south 3 rods, thence west 5 rods, thence north 3 rods, thence east 5 rods to the place of beginning; together with a perpetual right of way appurtenant to and to run forever with said described parcel of land, which right of way is described as beginning at a point 6 rods south of the northeast corner of said lot 8 and running thence west 20 rods, thence south 1 rod, thence east 20 rods, thence north 1 rod to the place of beginning.

This conveyance is made and executed pursuant to an order of the District Court of Salt Lake County, State of Utah, made and entered in the Matter of the Estate of Elizabeth Edwards Hurst, Deceased, on October 2, 1903, authorizing the grantor herein as administrator aforesaid to sell said premises; and pursuant to an order of said court made and entered in said estate on November 20, 1903, confirming the sale of said premises to Esther Bosworth, the grantee herein, and authorizing and directing the execution of a conveyance of said premises to her; certified copies of the orders above mentioned being hereunto annexed and made a part hereof.

WITNESS my hand at Salt Lake City, Utah, this 25 day of November, 1903.

James Hurst

As administrator of the Estate of Elizabeth Edwards Hurst, Deceased.

State of Utah, :  
(ss.)  
County of Salt Lake, )

On this 25th day of November, 1903, personally appeared before me