

D E E D

THIS INDENTURE, made this 15th day of November, 1945, between the INTERNATIONAL SMELTING AND REFINING COMPANY, a corporation duly organized and existing under and by virtue of the laws of the State of Montana, and duly authorized to do business in the State of Utah, Grantor, and HERMAN PEDERSEN, a resident of Tooele, Utah, Grantee,

WITNESSETH:

That the said Grantor for and in consideration of the sum of Two Thousand (\$2,000) Dollars to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents quitclaim, remise, and release (subject to the reservations and exceptions hereinafter set forth) unto the said Grantee, his heirs and assigns the following described tract of land, situated, lying, and being in the County of Tooele, State of Utah, and particularly bounded and described as follows, to-wit:

Beginning at a point South Eighty-nine degrees Eight minutes Thirty seconds (89°8'30") West Thirteen hundred twenty-six and forty-seven hundredths (1326.47) feet from the Northeast corner of Section Twenty-seven (27), Township Three (3), South, Range Four (4) West, Salt Lake Meridian; thence South 0 degrees Fifty-two minutes (0° 52') East Sixteen hundred seventy-two and seventy-nine hundredths (1672.79) feet to the Right-of-way fence of the Tooele Valley Railroad; thence South Eighty-two degrees 0 minutes (82°0') West Nine hundred nine and three hundredths (909.03) feet; thence North One degree one minute (1°01') East Two hundred ninety-four and twenty-six hundredths (294.26) feet; thence South Eighty-two degrees thirty-five minutes (82° 35') West Four Hundred four and twenty hundredths (404.20) feet to road fence, thence North 0 degrees twenty-nine minutes (0° 29') West Fifteen hundred fifty-six and thirteen hundredths (1556.13) feet, thence North Eighty-nine degrees fifty-seven minutes (89° 57') East Twelve hundred eighty-four and twenty-seven hundredths (1284.27) feet to beginning containing 49.534 acres.

(Cancelled U.S. Documentary stamps affixed in the amount of \$2.20)

TO HAVE AND TO HOLD the said premises unto said Grantee, his heirs and assigns forever, subject to a lease agreement dated the 10th day of December, 1942, whereby the said premises were leased and demised to the United States of America acting by the Federal Public Housing Commissioner, by the International Building Association, a corporation organized under the laws of the State of Utah, for the term of one year with an automatic renewal from year to year extending three years beyond the termination of the existing national emergency for an annual rent of One (\$1) Dollar payable on the last day of the term or any term in renewal thereof.

Further, a perpetual easement to run with the premises herein described is hereby 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, State of Utah, either at 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 future uses and purposes whatsoever, and to discharge from said smelter gases, fumes, smoke, dust, substances and whatever other things may be emitted therefrom without incurring any liability, responsibility or expense or being 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 personal property thereon, or to be thereon, to any human beings, to any livestock thereon or to be thereon, or to any other thing whatsoever thereon or to be thereon. And the said Grantee for itself, its grantees, assigns and successors in interest hereby agrees to such reservation.

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed by its proper officers thereunto duly authorized and its corporate seal to be hereunto affixed this 15th day of November, 1945.

(Corporate Seal)

INTERNATIONAL SMELTING AND REFINING COMPANY

Attest:

By: Fredrick Laist /s/
Its Vice-Pres.

E.O. Sowerwine /s/
Secretary

STATE OF NEW YORK }
County of NEW YORK } ss

On the 26 day of February, 1945, personally appeared before me Frederick Laist, who being by me duly sworn did say that he is the Vice-President of International Smelting and Refining Company, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Frederick Laist acknowledged to me that said corporation executed the same.

(Notarial Seal)

My commission expires:
NOTARY PUBLIC, BRONX COUNTY
BRONX CO. CLK'S No. 196, REG. No. 144-B-7
N.Y. CO. CLK'S No. 259, REG. No. 277-B-7
COMMISSION EXPIRES MARCH 30-1947

Veronica L. Burke /s/
Notary Public residing at
1331 Herschell St.
New York 61, N.Y.

#221013

Recorded at the request of Dale James, March 25, 1946, at 11:15 A.M.

EPM

COUNTY RECORDER