

QUIT CLAIM DEED

THIS INDENTURE, made this 17th day of December, 1952, 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 ALPHEUS W. DROUBAY AND GEORGIA G. DROUBAY, his wife, residents of Tooele County, State of Utah, Grantees,

WITNESSETH:

That the said Grantor for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by said Grantees, the receipt whereof is hereby acknowledged, does by these presents quitclaim and convey (subject to the covenants, reservations and exceptions hereinafter set forth) unto said Grantees, the following described tracts and parcels of land situate in Tooele County, State of Utah, to-wit:

Commencing at a stake 4.02 chains West of the Southeast corner of the Southwest quarter of Section 11, in Township three south of Range four west of the Salt Lake Meridian, and running thence West 1.87½ chains; thence North 7° 20' East 17 chains; thence South 82° 30' East 2.58 chains; thence South 10° West 16.90 chains to place of beginning. Also,

Commencing at a stake South 12° 02' West 16.40 chains from a stake 1.12 chains East from center corner of said Section 11, and running thence South 82° 30' East 4.95 chains; thence North 12° 13' East 7 chains; thence North 82° 30' West 2.50 chains; thence North 12° 10' ... 19.25 chains; thence North 45° West 15 chains; thence West 4 chains; thence South 11 chains; thence South 82° 22' East 11.75 chains; thence South 12° 02' West 24.15 chains to place of beginning, containing in all 22.91 acres.

Also, commencing 22 rods South from the Northeast corner of the Northwest quarter of Section 14, in Township three South of Range four west of the Salt Lake Meridian, and running thence West 43 rods; thence North 20 rods; thence West 115 rods; thence South 158 rods; thence East 158 rods; thence North 138 rods to place of beginning, except 5.4 acres, more or less on which there are two houses, and 3.97 acres, more or less, for Tooele County Roads, containing 151.03 acres, more or less.

Also, the North half of the Northeast quarter of Section 15, in Township three south of Range four west of the Salt Lake Meridian, except .98 acres to Tooele County and three acres County road, containing 76.02 acres.

Also, commencing at the Northeast corner of the Southwest quarter of said Section 15, and running thence South 40 chains; thence West 65 rods; thence North 40 chains; thence East 65 rods to place of beginning, except County Road 45/100 of an acre, containing 64.55 acres.

Also, the Northwest quarter of the Southwest quarter of Section 10, in Township three south of Range four west of the Salt Lake Meridian, containing 40 acres.

TO HAVE AND TO HOLD, the said tracts and parcels of real estate unto said Grantee, their heirs and assigns, forever.

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 the 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 Grantees for themselves, their grantees, assigns and successors in interest hereby agree to such reservation.

It is further understood and agreed between the parties hereto that in consideration of this deed, and as a part of the consideration therefor, Grantor is not and shall not be liable to Grantees, or any person claiming under Grantees, or either of them, for any damages resulting from fumes, smoke, gases, dust, or any substances of any kind contained in or carried in the atmosphere or deposited from any smoke, gases, fumes or other emanations, or on account of tailings, slimes, debris, or other refuse matter, or chemicals, or other substances of any kind whatsoever emanating, or sent forth, or coming from the concentrating, smelting, reduction and refining plants and tailings disposal systems of Grantor situated in Tooele County, State of Utah, whether operated as at present, or by changed methods in the future, and whether such damages are to the person or the real or personal property of Grantees, or of any person claiming under Grantees, or any tenants, lessees, licensees, possessors or successors in interest of Grantees, or either of them, or any trespassers upon the above described premises, or any part thereof. And Grantees do hereby agree to indemnify and hold harmless the Grantor, its officers, agents, successors and assigns, from any damages, or claim of damages, to the person, or to any crops, forage, livestock or other property of Grantees, or any tenant, lessee, licensee, possessor, or successor in interest of Grantees, or any trespasser upon the property above described, caused by or resulting from any of the emanations or productions of said plants or tailings disposal systems above referred to.

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 17 day of December, 1952.

ATTEST: Its
C. W. Moran, Secretary

(CORPORATE SEAL)

INTERNATIONAL SMELTING AND REFINING COMPANY
By Frederick Laist, Its Vice-President

STATE OF NEW YORK)
COUNTY OF NEW YORK) : SS.

On the 17th day of December, 1952, 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.

(SEAL)
My Commission Expires: March 30, 1953

Veronica T. Burke, Notary Public,
Residing at: New York, N. Y.

VERONICA T. BURKE
Notary Public, State of New York
No. 03-0502400, Cert. filed with Bronx Co.
Qualified in Bronx Co. / Clerk
Register and N. Y. Co. Clk. & Register
Commission Expires March 30, 1953

Approved as Form
C. J. Parkinson

Approved as to Terms and Conditions
12/11, 1952
B. L. Sackett

#235048
Recorded at the request of Security Title Co., Oct. 9, 1953 at 2:29 P. M.

Ron P. Neisonge

L.

COUNTY RECORDER

WARRANTY DEED
(Special)

GRANT MACFARLANE AND LUCIE GAYLE MACFARLANE, husband and wife, grantor of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY AND WARRANT against all claiming by, through or under them to RICHARD L. FAIRLESS AND ASSOCIATES, 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

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17, 18, 19, 20, 21, 22, 23, 29, 31, 32, 33, 35, 36, Pioneer Subdivision Addition No. 2, in the City of Tooele, County of Tooele, State of Utah, according to the Plat thereof recorded in the office of the County Recorder of said County.

WITNESS, the hand of said grantor, this 2nd day of October, A. D. 1953.

Signed in the Presence of
Max G. Halliday

Grant Macfarlane

Lucie Gayle Macfarlane

STATE OF UTAH)
COUNTY OF SALT LAKE,) : SS.

On the 2nd day of October, A. D. 1953, personally appeared before me GRANT MACFARLANE AND LUCIE GAYLE MACFARLANE, husband and wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

(SEAL)
My commission expires July 28, 1954

Norval H. Lambert, Notary Public
Residing in Salt Lake City, Utah

#235052
Recorded at the request of Security Title Co., October 9, 1953 at 2:33 P. M.

Ron P. Neisonge

L.

COUNTY RECORDER

WARRANTY DEED

GRANT MACFARLANE and LUCIE GAYLE MACFARLANE, his wife, grantors of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY AND WARRANT TO BUILDERS ACCEPTANCE CORPORATION OF UTAH, grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, the following described tracts of land in Tooele County, State of Utah, to-wit:

Lots 1, 2, 13, 15, 24, 25, 26, 27, 28 and 30, and 34 of Pioneer Subdivision Addition No. 2, in the City of Tooele, County of Tooele, State of Utah, according to the plat thereof recorded in the office of the County Recorder of said County.

WITNESS the hands of said grantors, this 2nd day of October, A. D. 1953.

Signed in the presence of
Max G. Halliday

Grant Macfarlane

Lucie Gayle Macfarlane

STATE OF UTAH)
COUNTY OF SALT LAKE,) : SS.