

Sub 1008 50 So Main St SLC 84144

KATHY L. BYRON  
RECORDER  
SALT LAKE COUNTY,  
UTAH

1691  
MAY 4 3 05 PM '91  
RECORDED  
BY  
DJP  
Dennis J. Davis  
Office Administrator

RECORDING REQUESTED BY AND  
AFTER RECORDING MAIL TO:

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\_\_\_\_\_

MAIL TAX STATEMENTS TO:

\_\_\_\_\_  
\_\_\_\_\_

3540350

WARRANTY DEED

STAUFFER CHEMICAL COMPANY, a Delaware corporation qualified to do business in the State of Utah, GRANTOR, hereby CONVEYS AND WARRANTS to CHEVRON CHEMICAL COMPANY, a Delaware corporation, qualified to do business in the State of Utah, GRANTEE, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration the following described tracts of land and water rights located in Salt Lake County, State of Utah, to wit:

See Exhibits "A" and "B" attached hereto and incorporated herein by this reference.

TOGETHER WITH all improvements and fixtures situated thereon and all water rights appurtenant thereto or used in connection therewith.

SUBJECT TO:

1. Real estate taxes for the year 1981 and thereafter;
2. Special assessments for garbage collection for the year 1981 and thereafter which may be levied by Salt Lake County under Salt Lake County Special District No. 1;
3. Such state of facts as an accurate survey and inspection of the real property would disclose;
4. The Easement, including the terms and provisions thereof, as created in favor of Inland Crystal Salt Company by Agreement dated February 8, 1900, recorded April 11, 1900 in Book 2-C of Liens and Leases, Pages 213-215 of the official records of the Salt Lake County, Utah, Recorder; said Easement

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was conveyed to The Morton Salt Company by Deed dated October 24, 1927, recorded May 7, 1932 in Book 92 of Deeds, Page 525.

5. The Right-of-Way for railroad purposes, including the terms and provisions thereof, as disclosed by a Warranty Deed from Oregon Shortline Railroad Company to San Pedro, Los Angeles and Salt Lake Railroad, dated June 18, 1903 and recorded July 18, 1903 in Book 6-B of Deeds, Pages 301-304 of the official records of the Salt Lake County, Utah, Recorder;

6. A Right-of-Way and Easement, including the terms and provisions thereof, created in favor of Bingham & Garfield Railway Company by instruments recorded in Book 9-C of Deeds Pages 190-193 and in Book 9-M of Deeds Pages 180-182 of the official records of the Salt Lake County, Utah Recorder;

7. The interest, if any, of Kennecott Corporation, a/k/a Kennecott Copper Corporation, acquired by virtue of that certain Deed recorded November 9, 1948 in Book 651 at Pages 15-38 of the official records of the Salt Lake County, Utah, Recorder;

8. A Reservation, including the terms and provisions thereof, contained in the Deed from American Smelting and Refining Company to Garfield Improvement Company, dated May 30, 1906, recorded July 12, 1906 in Book 6-Z of Deeds, Pages 277-279 of the official records of the Salt Lake County, Utah, Recorder;

9. A Reservation, including the terms and provisions thereof, contained in the Deed from Saltair Beach Company to American Smelting and Refining Company, dated March 18, 1912 and recorded May 17, 1912 in Book 7-T of Deeds, Pages 579-581 of the official records of the Salt Lake County, Utah, Recorder;

10. A Right-of-Way, including the terms and provisions thereof, as granted by Inland Crystal Salt Company to Los Angeles Railway Company by Warranty Deed dated November 14, 1912, recorded November 22, 1912 in Book 8-T of Deeds, Pages 333-335

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of the official records of the Salt Lake County, Utah, Recorder;

11. The rights, including the terms and conditions thereof, in favor of the Telluride Power Company, its successors and assigns, to operate its pole line across the Northeast quarter of the Southwest quarter of Section 11, Township 1 South, Range 3 West, Salt Lake Meridian, as recited in the Warranty Deed from Ernest M. Fowler and Antoinette Fowler, his wife, to Utah Copper Company, dated June 26, 1916, recorded July 26, 1916 in Book 10-J of Deeds, Pages 86-87 of the official records of the Salt Lake County, Utah, Recorder;

12. A Perpetual Right-of-Way and Easement, including the terms and provisions thereof, as granted by the Inland Crystal Salt Company to Utah Copper Company by Grant and Agreement dated April 14, 1917, recorded August 8, 1917 in Book 3-A of Liens and Leases, Pages 561-563 of the official records of the Salt Lake County, Utah, Recorder;

13. A Perpetual Right-of-Way and Easement, including the terms and provisions thereof, as granted by American Smelting and Refining Company to Utah Copper Company by Grant and Easement dated October 27, 1925, recorded November 18, 1925 in Book 3-W of Liens and Leases, Page 439 of the official records of the Salt Lake County, Utah, Recorder;

14. A Perpetual Right-of-Way and Easement, including the terms and provisions thereof, as granted by Inland Crystal Salt Company to Utah Copper Company by Grant and Easement dated November 4, 1925, recorded December 29, 1925 in Book 3-X of Liens and Leases, Page 225 of the official records of the Salt Lake County, Utah, Recorder;

15. A Right-of-Way, including the terms and provisions thereof, as disclosed by an Agreement between the Board of County Commissioners of Salt Lake County and American Smelting and Refining Company, dated March 27, 1933, and recorded April

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14, 1933 in Book 125 of Liens and Leases, Page 11 of the official records of the Salt Lake County, Utah, Recorder;

16. A Right-of-way and Easement, including the terms and provisions thereof, as granted by Morton Salt Company to American Telephone and Telegraph Company of Wyoming by Easement dated March 17, 1942, recorded June 30, 1942 in Book 314, Pages 674-675 of the official records of the Salt Lake County, Utah, Recorder;

17. A Right-of-Way and Easement, including the terms and provisions thereof, as granted by Salt Lake Sodium Products Company to American Telephone and Telegraph Company of Wyoming by Easement dated March 15, 1942, recorded June 30, 1942 in Book 314, Page 674 of the official records of the Salt Lake County, Utah, Recorder;

18. A Reservation, including the terms and provisions thereof, as reserved by Reconstruction Finance Corporation in the Deed to Theodore Goldstein dated August 20, 1942, recorded November 6, 1942 as Entry No. 940661 in Book 327, Page 511 of the official records of the Salt Lake County, Utah, Recorder and that certain Deed from Theodore Goldstein to Morton Salt Company, recorded November 9, 1942 as Entry No. 940774 in Book 327 Pages 655-656 of the official records of the Salt Lake County, Utah, Recorder;

19. A Right-of-Way and Easement, including the terms and provisions thereof, as granted by American Smelting and Refining Company to American Telephone and Telegraph Company of Wyoming by Easement dated October 19, 1942 recorded December 1, 1942 in Book 329, Pages 656-658 of the official records of the Salt Lake County, Utah, Recorder;

20. The interest, if any, of the Department of Commerce, Civil Aeronautics Administration under an unrecorded Lease dated June 29, 1942 as disclosed in the Deed from Reconstruction Finance Corporation to Theodore Goldstein, dated August 20, 1942 and recorded November 6, 1942 as Entry No. 940661 in

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Book 327 at Page 511 of the official records of the Salt Lake County, Utah, Recorder;

21. An Easement for airway beacons, including the terms and provisions thereof, as disclosed by the Deed from American Smelting and Refining Company to Salt Lake Sodium Products Company dated June 16, 1937, recorded February 9, 1939 in Book 230 of Deeds, Pages 252-253 of the official records of the Salt Lake County, Utah, Recorder;

22. A Right-of-Way, over the southeasterly portion of said property, granted to Western Pacific Railroad by various instruments contained in the official records of the Salt Lake County, Utah, Recorder;

23. The Reservation, including the terms and provisions thereof, as reserved in the Deed from Morton Salt Company, an Illinois corporation, to Western Phosphates, Inc., a Delaware corporation, dated May 11, 1953, recorded June 11, 1953 as Entry No. 1333113 in Book 1013, Page 577 of the official records of the Salt Lake County, Utah, Recorder;

24. A Reservation of a Perpetual Easement, Right and Privilege, including the terms and provisions thereof, as reserved in the Deed from American Smelting and Refining Company to Western Phosphates, Inc., dated February 5, 1953, and recorded March 21, 1953 as Entry No. 1322645 in Book 994 at Page 7, and various other instruments recorded in the official records of the Salt Lake County, Utah, Recorder;

25. A Perpetual Easement and Right-of-Way, including the terms and provisions thereof, as granted to Utah Power & Light Company by Pole Line Easement, recorded August 15, 1958 as Entry No. 1606145 in Book 1532 at Page 207 of the official records of the Salt Lake County, Utah, Recorder;

26. A Perpetual Easement and Right-of-Way, including the terms and provisions thereof, as granted to Utah Power & Light Company by Pole Line Easement recorded June 3, 1964 as Entry

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No. 2004382 in Book 2197 at Page 456 of the official records of the Salt Lake County, Utah, Recorder;

27. The terms, covenants and conditions of that certain letter recorded December 10, 1965 as Entry No. 2130399 in Book 2408 at Page 325 of the official records of the Salt Lake County, Utah, Recorder;

28. An Easement, including the terms and provisions thereof, as granted to the State Road Commission of Utah by Easement recorded February 17, 1966 as Entry No. 2143014 in Book 2431 at Page 235 of the official records of the Salt Lake County, Utah, Recorder;

29. A Perpetual Easement and Right-of-Way, including the terms and provisions thereof, as granted to Utah Power & Light Company by Pole Line Easement recorded May 5, 1966 as Entry No. 2154313 in Book 2456 at Page 39 of the official records of the Salt Lake County, Utah, Recorder;

30. A Right-of-Way and Easement Grant, including the terms and provisions thereof, by and between Stauffer Chemical Company and Kennecott Copper Corporation, a/k/a Kennecott Corporation, recorded September 27, 1968 as Entry No. 2261390 in Book 2694 at Page 422 of the official records of the Salt Lake County, Utah, Recorder;

31. A Perpetual Easement and Right-of-Way, including the terms and provisions thereof, as granted to Utah Power & Light Company by Pole Line Easement recorded October 7, 1969 as Entry No. 2305891 in Book 2796 at Page 117 of the official records of the Salt Lake County, Utah, Recorder;

32. A Perpetual Easement and Right-of-Way, including the terms and provisions thereof, as granted to Utah Power & Light Company by Easement recorded December 3, 1971 as Entry No. 2424385 in Book 3021 at Page 713 of the official records of the Salt Lake County, Utah, Recorder;

33. A Perpetual Easement and Right-of-Way, including the terms and provisions thereof, as granted to Utah Power & Light

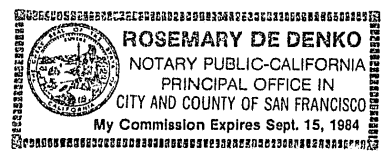
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by me duly sworn did say, each for themselves, that he, the said H.O. Thomas, is the President and that he, the said James C. [unclear], is the Assistant Sec. of Stauffer Chemical Company, a Delaware corporation, and that the within and foregoing instrument was signed on behalf of said corporation by authority of a resolution duly adopted by its Board of Directors, and the said William [unclear] and Rosemary De Denko each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Rosemary De Denko  
NOTARY PUBLIC  
Residing at: San Francisco

My Commission Expires:  
Sept. 15, 1984



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EXHIBIT "A"

Real Property located in Salt Lake County, State of Utah,  
and more particularly described as follows:

PARCEL NO. 1:

Commencing at a point on the North boundary line of the Garfield Cut-off right of way, said point being North 0°20' West 44.2 feet from the Southeast corner of Section 9, Township 1 South, Range 3 West, Salt Lake Base and Meridian, in the County of Salt Lake, State of Utah, thence North 0° 20' West 2595.8 feet, more or less, to the East quarter corner of said Section; thence West 838.6 feet; thence South 37° West 1055 feet, more or less, to the North boundary line of the Garfield Cut-off right of way; thence South 48°20' East along said right of way 2300 feet, more or less, to the point of beginning.

PARCEL NO. 2:

Commencing at the center of Section 10, Township 1 South, Range 3 West, Salt Lake Base and Meridian, thence East 2640 feet, more or less, to the East Section line; thence South 1490.7 feet; thence South 54°12' West 1963 feet; thence West 1042.5 feet; thence North 2640 feet to the point of beginning.

PARCEL NO. 3:

The Southwest quarter of said Section 10.

PARCEL NO. 4:

Beginning at a point in the North boundary of Section 15, Township 1 South, Range 3 West, Salt Lake Meridian, in the County of Salt Lake State of Utah, said point being situate East, 122.7 feet from the Northwest corner of said Section 15, and being on the Northeasterly side of the right of way for a Salt Lake County road known as the Garfield Cut-off, said right of way being heretofore granted to Salt Lake County by Garfield Improvement Company by that certain Right of Way Deed and Agreement dated November 9, 1936; and running thence along said North boundary East 3559.8 feet, more or less, to a point in the Northwesterly line of the Western Pacific Railroad Company's right of way; thence following along said railroad right of way, South 54° 12' West 528.89 feet, and North 35° 48' West 24.75 feet, and South 54° 12' West 295.0 feet, and North 35° 48' West 100.0 feet, and South 54° 12' West 500.0 feet, and South 35° 48' East 100.0 feet, and South 54° 12' West 505.0 feet, and South 35° 48' East 24.75 feet, and South 54° 12' West 863.1 feet, more or less, to a point in the Northeasterly line of the above referred to Garfield Cut-off road right of way; thence following along said road right of way North 44° 12' West 444.6 feet, and North 40°20' West 1647.4 feet, more or less, to the point of beginning.

PARCEL NO. 5:

A triangular shaped tract of land located in the West half of Section 11, Township 1 South, Range 3 West, Salt Lake Meridian in the County

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EXHIBIT "A" Cont.

of Salt Lake, State of Utah, more particularly described as follows:

Beginning at a point in the West line of said Section 11, said point being situate North 1121.54 feet from the Southwest corner of said Section 11; thence along said West line North 2420.5 feet, more or less, to the Southwesterly line of the right of way for Grantor's West Drain Ditch; thence following along said Southwesterly line of right of way, South 48° 58' East 1374.1 feet, more or less, to a point in the East-West centerline of said Section 11; thence continuing on said course South 48°58' East 642.1 feet more or less, to the Northwesterly line of the Western Pacific Railroad Company's right of way; thence following along said line of Railroad Company's right of way, South 54°12' West 1872.2 feet, more or less, to the point of beginning.

PARCEL NO. 6:

Beginning at a point where the East and West center line of Section 9, Township 1 South, Range 3 West, Salt Lake Base and Meridian, intersects the Government meander line of Great Salt Lake, in the County of Salt Lake, State of Utah, and running thence East along the center line of said Section 9, and Section 10, Township 1 South, Range 3 West, to the East quarter corner of said Section 10, thence North 2330 feet along the East line of said Section 10 to the center of "C" 7 ditch; thence along the center of "C" 7 Ditch as follows: South 85°21' West 979.50 feet; thence around a 6° curve to the right a distance of 751.39 feet; thence North 49°33' West 800.0 feet, more or less, to a point North 45° East 505.95 feet from the North quarter corner of said Section 10; thence continuing along the center of "C" 7 Ditch North 49°33' West 150.0 feet; thence North 30°45' West 395 feet; thence North 56°45' West 80 feet; thence North 24°40' West 115.0 feet; thence around a 10° curve to the left 230.0 feet; thence North 49° West 350.0 feet, more or less, to the Government meander line of Great Salt Lake; thence Southerly along said meander line to the point of beginning.

Excepting from Parcels 1 and 6, that portion conveyed to the State Road Commission of Utah and Utah Department of Natural Resources, Division of Parks and Recreation reference is made to the following entry numbers for deed references: No. 2044035, 2044033, 2044034, 2143015 and 3426241.

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EXHIBIT "B"

SCHEDULE OF WATER RIGHTS - SALT LAKE COUNTY, UTAH

| <u>Source</u>       | <u>Appl. No./<br/>Cert. No.</u> | <u>Water User's<br/>Claim No.</u> | <u>Flow</u> | <u>Use</u> | <u>Priority</u> |
|---------------------|---------------------------------|-----------------------------------|-------------|------------|-----------------|
| Kennecott C-7 Ditch | 24296/5083                      | 59-1061                           | 16.0 c.f.s. | Industrial | Unknown         |