

SPECIAL WARRANTY DEED

This Deed is made effective as of the 9th day of September, 1985 between ATLANTIC RICHFIELD COMPANY ("Grantor"), a Delaware corporation, 555 Seventeenth Street, Denver, Colorado 80202, and Combined Metals Reduction Company, a Utah corporation, ("Grantee"), 19 West 94th Street, New York, New York 10025.

WITNESSETH

Grantor, for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed, and hereby remises, releases, sells, conveys, to Grantee, their heirs and assigns forever, all right, title, interest, claim, and demand of Grantor in and to following described property: that certain real property more particularly described on the attached Exhibit A.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all estate, right, title, and interest in and to the said Property, as well in law as in equity, of Grantor.

Grantor specially warrants and shall defend that to the best of Grantor's knowledge it has not conveyed any interest in the Property to any third party and shall defend said title as against all persons claiming an interest by, through or under Grantor, but not otherwise. Grantee acknowledges that they have inspected the Property and are fully aware of the existence of hazardous and dangerous conditions, substances and structures on and in the Property. Grantee is aware that the Property has been used for mining purposes and may contain hazardous and dangerous conditions and structures not visible or ascertainable in a surface inspection. Grantee accepts the Property in its current condition, "as is", and without any warranty from Grantor as to the condition of the Property. GRANTOR HAS MADE NO REPRESENTATIONS OR WARRANTY WITH RESPECT TO THE CONDITION OR SUITABILITY OF ANY STRUCTURES, FIXTURES, OR TANGIBLE PERSONAL PROPERTY INCLUDED IN THE PROPERTY AND GRANTEE IS ACQUIRING SUCH PROPERTY WITHOUT WARRANTY OF ANY KIND, EXPRESSLY INCLUDING ANY IMPLIED WARRANTIES AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

In witness whereof, Grantor and Grantee executed this Deed effective as of the date first above written.

GRANTEE:

GRANTOR:

ATLANTIC RICHFIELD COMPANY

By J.P. Robinson

By Miss S. Palasch
Senior Vice President
Anaconda Minerals Company, A
Division of Atlantic Richfield Company

AGT 427
GRANTEE
GRANTOR

No. 370296
RECORDED AT THE REQUEST OF Combined Metals
DATE NOV 6 1985 TIME 10:50 A.M.
BOOK 234 OF RECORDS PAGE 427 OF 429
DONNA S. MCKENDRICK, T.C.C. COUNTY RECORDER
Tenth County Recorder
DONNA S. MCKENDRICK

STATE OF COLORADO)
CITY AND) ss.
COUNTY OF DENVER)

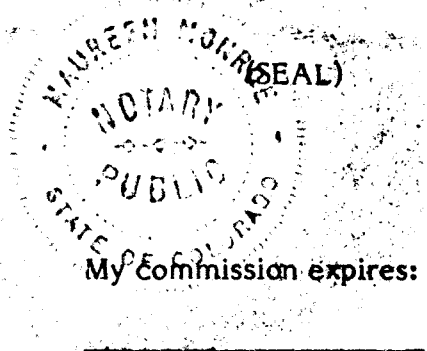
On this 9th day of Sept., in the year of 1985, before me Maureen Monroe, a Notary Public of said State, duly commissioned and sworn, personally appeared Wesley Polasek, known to me to be the person who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Maureen Monroe

Notary Public
Residing at

MAUREEN MONROE
555 17th Street
Denver, Colorado 80202
My commission expires May 3, 1986



STATE OF New York)
COUNTY OF New York) ss.

On this 31st day of August, in the year of 1985, before me Kate S. Skiff, a Notary Public of said State, duly commissioned and sworn, personally appeared Lawrence T. Atkinson, known to me to be the person who executed the within instrument and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

Kate S. Skiff
Notary Public
Residing at _____
Notary Public, State of New York
Qualified in New York County
Commission Expires March 30, 1986

My commission expires:

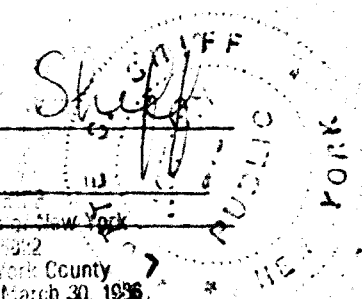


EXHIBIT A

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Attached to and made a part of that certain Special Warranty Deed dated the 9th day of September, 1985, by and between Atlantic Richfield Company and Combined Metals Reduction Company. The following described property located in Tooele County, Utah and more particularly described as follows:

Part of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 11 and part of the East one-half (E $\frac{1}{2}$) of Section 14 and part of the West one-half (W $\frac{1}{2}$) of Section 13, all in T.4 S., R.5 W., Salt Lake Base and Meridian. Beginning at a point whence the NE corner of Section 13, T.4 S., R.5 W., Salt Lake Base and Meridian, bears North 78° 35' 06" East, 4,492.40 feet and considering the West line of the tract described in Book 131 at Page 767 in the Tooele County Courthouse, Utah to bear South as recorded; thence South, 1,000.00 feet; thence East, 663.3 feet to the center line of the Union Pacific Railroad spur track; thence along said railroad spur track North 40° 41' 24" East, 158.07 feet; thence North 44° 43' 48" East, 132.38 feet; thence North 52° 48' 20" East, 366.00 feet; thence North 59° 51' 15" East, 157.00 feet to the point of intersection of said track with the center line of the county road; thence leaving said railroad spur North 89° 01' 49" East, 407.88 feet; thence South 21° 21' 18" West, 1,633.03 feet; thence East, 425.00 feet; thence South 15° 19' 21" West, 606.74 feet to the West right of way fence for the Salt Lake and L.A. Railroad; thence along said right of way fence the following: South 57° 49' 50" West, 820.65 feet; thence 174.30 feet along the arc of a curve to the left, the radius of which is 1,567.02 feet and the long chord is South 54° 47' 20" West, 174.21 feet; thence North 88° 23' 50" West, 75.47 feet; thence 667.27 feet along the arc of a curve to the left, the radius of which is 1,617.02 feet and the long chord is South 37° 37' 21" West, 662.54 feet; thence leaving said right of way fence North 88° 59' 00" West, 2,548.18 feet; thence North, 3,400.00 feet; thence West, 700.00 feet; thence North, 2,500.00 feet; thence East, 1,700.00 feet; thence South, 2,300.00 feet; thence East, 1,500.00 feet more or less to the point of beginning. The aforescribed tract contains 372.0 acres more or less.

Also included and granted hereby are the following irrevocable rights-of-way:

1. The right to use that certain road that intersects State Highway 36 in Section 7, Township 4 South, Range 4 West, and crosses portions of Sections 12 and 13, Township 4 South, Range 5 West, for the purposes of ingress and egress to the Property as described above.
2. A Right-of-Way for the installation, use, and maintenance of a power line across Section 13, Township 4 South, Range 5 West running from the Property to the existing power lines along State Highway 36.
3. The Right-of-Way for the use of the Honerine Tunnel located in Section 13, Township 4 South, Range 5 West, including the right to follow the course of said tunnel underground through Section 13, Township 4 South, Range 5 West. Combined Metals shall be responsible for the protection of third parties from any hazard relating to the Honerine Tunnel.

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