

WHEN RECORDED MAIL TO:

Salt Lake County, Roger Hillam
151 East 2100 South
Salt Lake City, UT

No Fee
Rebecca Gray
REBECCA GRAY

JAN 23 2 16 PM '85
N. J. L. DIXON
COUNTY CLERK
SALT LAKE COUNTY,

4042186

SPECIAL WARRANTY DEED

Also Know as KENNECOTT COPPER CORPORATION
KENNECOTT CORPORATION, a New York corporation

licensed to do business under the laws of the State of Utah, with its principle Utah office at Salt Lake City, County of Salt Lake, State of Utah, GRANTOR, hereby CONVEYS and WARRANTS against all claiming by, through or under Kennecott Corporation to SALT LAKE COUNTY, a body corporate and politic of the State of Utah, GRANTEE, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the following described tracts of land in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO:

(a) Real Estate Taxes and Assessment for the year 1984 and continuing thereafter.

(b) All applicable statutes, ordinances, rules, and regulations of Federal, State, County, Municipal, and governmental entities or regulatory bodies relating to the real property being conveyed hereby or the use thereof.

(c) Mineral Rights. A reservation in Grantor of the oil, gas and mineral rights to the real property conveyed hereunder, provided that the holder of said rights will not disturb, impair or damage the surface rights of said property.

(d) All easements, covenants and conditions appearing of record and affecting the real property being conveyed hereby.

SECURITY TITLE CO.
MER No. 229864

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EXPRESSLY EXCEPTING, RESERVING AND SPECIFICALLY SUBJECT TO a perpetual easement, right and privilege on the part of Grantor, its successors, lessees, licensees and assigns, at any time and at all times hereafter, to discharge through the medium of the air, over and upon each and every portion of the above-described property, any and all gases, particulates, dust, dirt, fumes, and other substances and matter which may be released, given, thrown or blown off, emitted or discharged in the course of, by, or through the existence or operations of any and all of the smelting plants, reductions works, mills, refineries, power plants, manufactories, tailing deposits and other works and factories which are now or which may hereafter at any time be established or operated by Grantor, or by its successors, grantees, lessees, licensees, or assigns, or any of them. By accepting this Deed, Grantee hereby acknowledges that it has full knowledge of the proximity of the above-described property to Grantor's facilities and by such acceptance hereby waives any claims it may have against Grantor, its successors or assigns, arising out of, or in any way connected with, operations now conducted, or which may be conducted in the future, at such facilities by Grantor, its successors, grantees, lessees, licensses, or assigns. This Reservation shall be binding upon Grantee, its successors and assigns, forever.

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EXHIBIT "A"

Real property located in Salt Lake County, State of Utah and described as follows:

Parcel No. 0011:5:2C Beginning at the Northeast Corner of Section 9, Township 1 South, Range 2 West, Salt Lake Base and Meridian, running thence South $0^{\circ}40'30''$ West 846.55 feet along the East line of said Section to a point on said East line and the East line of 7200 West Street; thence South $3^{\circ}57'08''$ West 194.09 feet along said East line of 7200 West Street to a point on the North line of and 75.00 feet from, measured at right angles to the center line of the Western Pacific Railroad Line; thence North $86^{\circ}44'35''$ West 80.01 feet, parallel to and 75.00 feet from said Railroad center line, to the West line of 7200 West Street; thence North $3^{\circ}57'08''$ East 781.135 feet along said West line to a point of curve, thence Northeasterly along an arc of said curve to the left, having a radius of 3,251.37 feet and bearing to center North $86^{\circ}02'52''$ West, a distance of 148.17 feet; thence North $1^{\circ}20'28''$ East 108.28 feet along said West line to the North line of said Section 9; thence North $89^{\circ}56'30''$ East 40.01 feet along said North line to the point of beginning. Contains 63,498.58 square feet or 1.458 acres.

Parcel No. 0011:5:C
Beginning at a point South $0^{\circ}40'30''$ West 1,290.94 feet and North $86^{\circ}44'35''$ West 25.40 feet from the Northeast corner of Section 9, Township 1 South, Range 2 West, Salt Lake Base and Meridian, said point also being on the East line of 7200 West Street and on the South line of and 75.00 feet from, measured at right angles to the center line of the Los Angeles and Salt Lake Railroad Line, running thence South $3^{\circ}57'08''$ West 37.84 feet along said East line to the South line of the Northeast Quarter of the Northeast Quarter of said Section 9; thence South $89^{\circ}56'11''$ West 80.20 feet along the South line of the Northeast Quarter of the Northeast Quarter of said Section 9 to the West line of 7200 West Street; thence North

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3°57'08" East 42.48 feet along said West line to a point on the South line of and 75.00 feet from, measured at right angles to the center line of the Los Angeles and Salt Lake Railroad Line; thence South 86°44'35" East 80.01 feet, parallel to and 75.00 feet from said Railroad Line to the point of beginning.
Contains 3,212.70 square feet or 0.074 acre.

Parcel No. 0011:2:2C

Beginning at a point North 0°40'30" East 1,327.215 feet from the Southeast corner of Section 9, Township 1 South, Range 2 West, Salt Lake Base and Meridian, said point also being the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 9, running thence South 0°40'30" West 18.26 feet along the East line of said Section; thence South 80°51'00" West 40.595 feet to the West line of 7200 West Street; thence North 0°40'30" East 47.84 feet along said West line to a point on a curve; thence Northwesterly along an arc of said curve to the left, having a radius of 2,904.96 feet and bearing to center North 89°19'30" West, a distance of 295.925 feet; thence North 5°09'42" West 591.88 feet along said West line to a point on a curve; thence Northwesterly and Northeasterly along an arc of said curve to the right, having a radius of 2,945.01 feet and bearing to center North 84°50'18" East, a distance of 329.475 feet; thence North 1°14'54" East 1,162.40 feet along said West line to a point on a curve; thence Northeasterly along an arc of said curve to the right, having a radius of 3,218.44 feet and bearing to center South 88°45'06" East, a distance of 151.88 feet; thence North 3°57'08" East 103.25 feet to the South line of the Northeast Quarter of the Northeast Quarter of said Section; thence North 89°56'11" East 80.20 feet along said South line to a point on the East line of 7200 West Street; thence South 3°57'08" West 108.87 feet along said East line to a point on a curve; thence Southwesterly along an arc of said curve to the left, having a radius of 3,138.44 feet and bearing to center South 86°02'52" East, a distance of 148.11 feet; thence South 1°14'54" West 1,162.40 feet along said East line to a point on a curve; thence Southwesterly and Southeasterly along an arc of said curve to the left, having a radius of 2,865.01 feet and bearing to center South 88°45'06" East, a distance of 320.525 feet;

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thence South 5°09'42" East 350.71 feet along said East line to a point on the East line of said Section 9; thence South 0°40'30" West 566.12 feet along said Section line to the point of beginning.
Contains 199,089.53 square feet or 4.570 acres.

Parcel No. 0011:2:C

Beginning at the Southeast Corner of Section 9, Township 1 South, Range 2 West, Salt Lake Base and Meridian, running thence South 89°55'15" West 40.003 feet along the South line of said Section; thence North 0°40'30" East 1,201.065 feet along the West line of 7200 West Street; thence North 80°51'00" East 40.595 feet to the East line of said Section; thence South 0°40'30" West 1,207.465 feet along said East line to the point of beginning.
Contains 48,170.15 square feet or 1,106 acres.

Parcel No. 0011:4:2C

Beginning at the Northwest corner of Section 10, Township 1 South, Range 2 West, Salt Lake Base and Meridian, running thence South 89°47'30" East 40.01 feet along the North line of said Section to the East line of 7200 West Street; thence South 1°20'28" West 110.05 feet along said East line to a point of curve; thence Southwesterly along an arc of said curve to the right, having a radius of 3,331.37 feet and bearing to center North 88°39'32" West, a distance of 151.82 feet; thence South 3°57'08" West 586.075 feet along the said East line to a point on the West line of said Section 10; thence North 0°40'30" East 846.55 feet along said West line to the point of beginning.
Contains 19,694.29 square feet or 0.452 acre.

Parcel No. 0011:4:C

Beginning at a point North 0°40'30" East 1,327.215 feet from the Southwest Corner of Section 10, Township 1 South, Range 2 West, Salt Lake Base and Meridian, said Point also being the Northwest Corner of the Southwest Quarter of the Southwest Quarter of said Section 10, running thence North 0°40'30" East 566.12 feet along the West line of said Section to the East line of 7200 West Street; thence South 5°09'31" East 241.17 feet along said East line to a point of curve; thence Southeasterly along an arc of said curve to the right, having a radius of 2,984.96 feet and bearing to center South 84°50'18" West, a distance of 304.075 feet; thence South 0°40'30"

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West 22.25 feet; thence North 89°54'08" West
40.002 feet to the point of beginning.
Contains 14,417.89 square feet or 0.331 acre.

Parcel No. 0011:3:C

Beginning at a point North 0°40'30" East
1,207.465 feet from the Southwest Corner of
Section 10, Township 1 South, Range 2 West,
Salt Lake Base and Meridian, said point also
being South 00°08'30" West 3,176.50 feet and
South 80°51'00" West 4,945.63 feet and South
89°54'08" East 311.135 feet and South 80°51'00"
West 745.12 feet from the Northwest corner of
said Section, running thence South 80°51'00"
West 40.595 feet to the West line of 7200 West
Street; thence North 0°40'30" East 101.49 feet
along said West line; thence North 80°51'00"
East 81.19 feet to the East line of 7200 West
Street; thence South 0°40'30" West 101.49 feet
along said East line; thence South 80°51'00"
West 40.595 feet to the point of beginning.
Contains 8,119.12 square feet or 0.186 acre.

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