

STATE OF IDAHO }
COUNTY OF KOOTENAI } ss
AT THE COURT OF }
First American Title Company

JUN 20 3 30 PM '91

After Recording Return To:
Stamper & Taylor
West 720 Boone, Suite 200
Spokane, Washington 99201
Attn: Tom Culbertson

Stamps
DEPUTY
FEES 15

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WARRANTY DEED

THE GRANTOR, MURPHY BROTHERS, INC., a Washington Corporation, for and in consideration of TEN DOLLARS and other valuable consideration, in hand paid, conveys and warrants to M&M INVESTMENT CORPORATION, the following described real estate, situated in the County of Kootenai, State of Idaho:

The Northeast Quarter of Section 36, Township 51 North, Range 6 West, Boise Meridian, Kootenai County, Idaho,

LESS right-of-way for County Road (Beck Road) along the Easterly boundary thereof.

SUBJECT TO:

Easements, restrictions, provisions and reservations described in Exhibit A attached hereto.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this 25th day of June, 1991.

MURPHY BROTHERS, INC.

Address:
PO Box 34855
Spokane, WA 99208

By: William H. Murphy
William H. Murphy, President

THIS INSTRUMENT FILED FOR RECORD BY
FIRST AMERICAN TITLE COMPANY AS AN
ALLOCATION. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS
TO ITS EFFECT UPON THE TITLE

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Exhibit "A"
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M&M Investment Corp.

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STATE OF WASHINGTON)
) ss.
County of Spokane)

I certify that I know or have satisfactory evidence that William H. Murphy signed this instrument, on oath, stated that he was authorized to execute this instrument and acknowledged it as the President of Murphy Brothers Incorporated, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 25th day of June, 1991.

June, 1991.
Randall L. Hamper
 NOTARY PUBLIC in and for the State
 of Washington, residing at Spokane
 My appointment expires July 6, 93

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EXHIBIT A

General taxes for the year 1991, a lien in the process of assessment not yet due or payable.

An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein:

For: To erect, construct, reconstruct and maintain an electric distribution line consisting of wires, poles, and associated fixtures, together with the right to inspect said line.

In Favor of: The Washington Water Power Company, a corporation

Recorded: June 18, 1930

Book/Page: Book 95 of Deeds at page 316

Affects: Lot 1, (The Northwest Quarter) of the Northwest Quarter; The Northeast Quarter of the Northwest Quarter and the North Half of the Northeast Quarter of Section 36, Township 51 North, Range 6 W.B.M. The center line of said transmission line to be approximately 27 feet South of the North line of said property.

Exhibit "A"
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An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein:

For: A perpetual easement and right to enter and erect, operate, maintain, repair, rebuild and patrol one or more electric power transmission lines and appurtenances, signal lines, poles, towers, wires, cables and appliances necessary in connection therewith, in, upon, over, under and across the property in question

In Favor of: The United States of America, and its assigns

Recorded: May 2, 1951

Book/Page: Book 147 of Deeds at page 60

Affects: That portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, of Section 36, Township 51 North, Range 6, West of the Boise Meridian

An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein:

For: To erect, construct, reconstruct and maintain an electric distribution line consisting of wires, poles, and associated fixtures, together with the right to inspect said line.

In Favor of: The Washington Water Power Company, a corporation

Recorded: November 15, 1951

Book/Page: Book 149 of Deeds at page 268

Affects: The Northwest Quarter of the Northeast Quarter, Section 36, Township 51 North, Range 6, W.B.M.

An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein:

For: The right to lay, maintain, inspect, operate, protect, repair, replace and remove a pipe line for the transportation of liquids and/or gases on, over and through the property in question; together with the right of unimpaired access to said pipe line and the right of ingress and egress on, over and through said land for any and all purposes necessary and incident to the exercise by said Grantee of the rights granted hereunder.

In Favor of: Yellowstone Pipe Line Company, a Delaware corporation

Recorded: November 7, 1953

Book/Page: Book 157 of Deeds at page 60

Affects: The Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter, Section 36, Township 51 North, Range 6, W.B.M. For one ten inch pipe line on 40 foot right of way.

Exhibit "A"
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M&M Investment Corp.

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Right of Way Agreement executed by and between the parties herein named upon the terms, conditions and provisions therein provided:

Between: Wayne Wesley Beck, also known as Wayne W. Beck, and Peggy Beck, husband and wife
And: Pacific Gas Transmission Company, a California corporation
Dated: October 26, 1960
Recorded: November 10, 1960
Book/Page: Book 184 of Deeds at page 59
Providing For: The right to excavate for, install, replace, maintain, use and remove such pipeline or lines of any size as second party shall from time to time elect for conveying natural and artificial gas and other gaseous or liquid hydrocarbons and any products or by-products thereof, with necessary valves and other appliances and fittings, and devices for controlling electrolysis in connection with said pipe lines, together with adequate protection therefor, and also a right of way one hundred feet in width.
Affects: A part of the Northeast Quarter of Section 36, Township 51 North, Range 6 West, B.M., a strip of land 100 feet wide

We note a Record of Survey of the subject property. Reference to the Record is made for full particulars:

Recorded: June 18, 1979
Instrument No.: 809133

A Pipeline Easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein:

For: To erect, construct, reconstruct and maintain an electric distribution line consisting of wires, poles, and associated fixtures, together with the right to inspect said line. It is understood and agreed that said easement covers the right to install a natural gas pipeline parallel and adjacent to the West line of the above described property

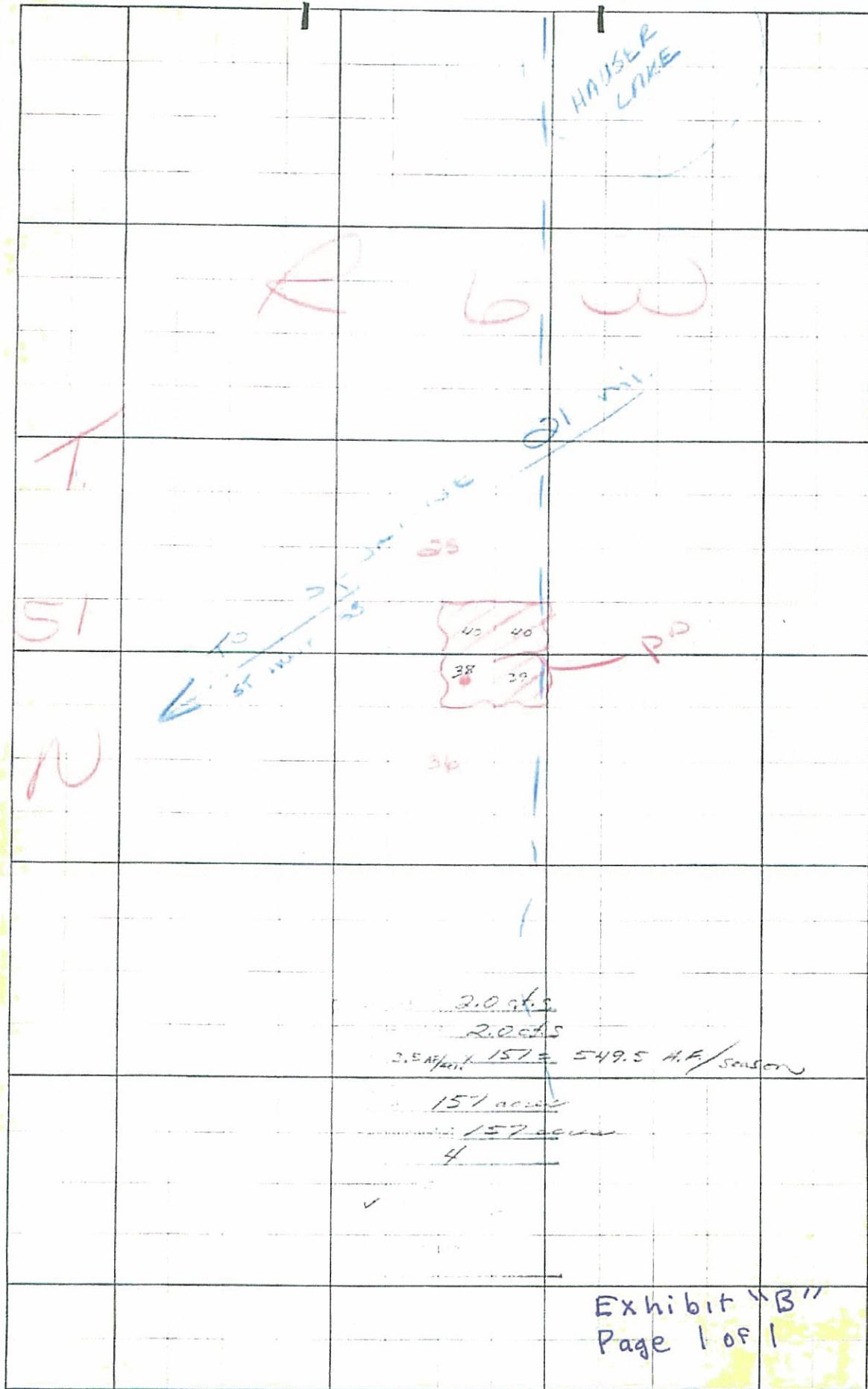
In Favor of: The Washington Water Power Company, a corporation
Recorded: April 21, 1960
Instrument No.: 839554
Affects: The Northwest Quarter of the Northeast Quarter of Section 36, Township 51 North, Range 6 W.B.M.

Right of way for road along the Northerly boundary of the herein described property as disclosed by Metzger map.

NOTE: It appears that the legal description of the property described is more than 20 acres. If a Deed of Trust is anticipated to be used to secure the forthcoming debt, we recommend that you consult with your attorney and in particular with reference to Section 45-1502 of the Idaho Code which provides in part that a Deed of Trust may be used to secure a debt on real property "not exceeding twenty (20) acres."

Exhibit "A"
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M¹ M Investment Corp.



Scale: 2 Inches Equals 1 Mile. Draw Map In Ink.

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Exhibit "C"
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M&M Investment
Corp.