

1519973



A Pioneer Company
PIONEER TITLE COMPANY
 OF KOOTENAI COUNTY

100 Wallace Ave. / Coeur d'Alene, Idaho 83814 / Telephone (208) 664-8254

STATE OF IDAHO
 COUNTY OF KOOTENAI SS
 AT THE REQUEST OF
PIONEER TITLE CO.

JAN 7 3 49 PM '98

DANIEL J. GLENN

DEPUTY
 FEES \$ 6.00

WARRANTY DEED
 (CORPORATE FORM)

MAGNUSON PROPERTIES CORPORATION, AN IDAHO CORPORATION, a corporation
 organized and existing under the laws of the State of Idaho, with its principal office at
 of County of KOOTENAI, State of Idaho,
 grantor, hereby CONVEYS, GRANTS and WARRANTS TO **PETER V. UEBERROTH AND VIRGINIA H. UEBERROTH, TRUSTEES OF THE UEBERROTH FAMILY TRUST**

of
 ONE DOLLARS AND NO/100

P.O. Box 100
 Laguna Beach, Ca 92652

grantee
 for the sum of

DOLLARS,
 County,

the following described tract(s) of land in
 State of Idaho:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

SUBJECT TO (1) Current and Future taxes and irrigation assessments if applicable (2) Covenants, Conditions, restrictions and reservations of record (3) Easements and Right of ways of record and in view.
 Location of above described property PORTION OF ATHOL RANCH 1ST ADDITION

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 29 day of December, A.D. 1997

MAGNUSON PROPERTIES CORPORATION
 (CORPORATE NAME)

(CORPORATE SEAL)

By H. J. Magnuson PRESIDENT

Attest: _____ SECRETARY

State of Idaho
 County of KOOTENAI ss.

On the 5th day of January, A.D. 1998,
 personally appeared before me Brenda Dawson,
H. James Magnuson
 each for himself, that who being by me duly sworn did say,
 he, the said H. JAMES
 Magnuson is the president, and he, the
 said _____ is

the secretary of
MAGNUSON PROPERTIES CORPORATION
 a corporation, and that the within and foregoing instrument was signed
 in behalf of said corporation by authority of a resolution of its board of
 directors and that H. James Magnuson

and each duly acknowledge to me that said
 same and that the seal affixed is the seal of



STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record at the request of

at _____ minutes past _____ o'clock m., this
 19 _____, in my office, and duly recorded in Book
 of Deeds at page _____

Ex-Officio Recorder

By _____ Deputy.

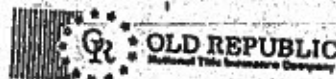
Fees \$
 Mail fee

1519973

EXHIBIT "A"

Lots 1 through 10, inclusive, Block 1, Lots 1 through 13, inclusive, Block 2, Lots 1 through 7, inclusive, Block 3, Lots 1 through 13, inclusive Block 4, Lots 1 through 10, inclusive, Block 5, Lots 1 through 4, inclusive, Block 6, Lots 1 through 8, inclusive Block 7, and Lots 1 through 12, inclusive, Block 8, ATHOL RANCH FIRST ADDITION, an Idaho code plat, according to the plat recorded in the office of the County Recorder in Book "G" of Plats, page 449, records of Kootenai County, State of Idaho.

SCHEDULE A
Commitment



ORT Form 3120

G-449 A

Book G page 449 A

OWNERS CERTIFICATE

LEGAL DESCRIPTION FOR ATHOL RANCH 1ST ADDITION, AN IDAHO CODE PLAT.

BE IT KNOWN BY THESE PRESENT THAT COEUR D'ALENE LAND COMPANY, AN IDAHO CORPORATION, HEREBY CERTIFY THAT THEY OWN AND HAVE LAID OUT THE LAND EMBRACED IN THE WITHIN PLAT TO BE ATHOL RANCH 1ST ADDITION.

THE NORTH HALF OF SECTION 22, THE EAST HALF OF SECTION 15, AND THE NORTHWEST QUARTER OF SECTION 14, LESS STATE AND COUNTY RIGHTS-OF-WAY, ALL IN TOWNSHIP 53 NORTH RANGE 3 WEST, BOISE MERIDIAN, KOOTENAI COUNTY IDAHO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, FROM WHICH THE EAST QUARTER CORNER OF SECTION 22 BEARS SOUTH 89° 27' 22" EAST, A DISTANCE OF 5343.77 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY FOR STATE HIGHWAY 85 NORTH 0° 45' 40" EAST, A DISTANCE OF 25.00 FEET TO THE NORTH RIGHT-OF-WAY FOR PARKS ROAD AND THE TRUE POINT OF BEGINNING MARKED BY A 2-1/2" IRON PIPE WITH A 2-1/2" BRASS CAP STAMPED " P.O.B. ATHOL RANCH FIRST ADDN. 1896 PLS 8802 " ;

THENCE FROM SAID POINT OF BEGINNING CONTINUING NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°45'40" EAST A DISTANCE OF 2807.25 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY FOR REMINGTON ROAD;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY BEING PARALLEL WITH AND 25 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 22 SOUTH 89° 35' 23" EAST, A DISTANCE OF 2880.87 FEET; TO A POINT ON SAID RIGHT-OF-WAY;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 0° 24' 41" EAST, A DISTANCE OF 25.00 FEET; TO THE QUARTER CORNER OF SAID SECTIONS 15 AND 22;

THENCE NORTHERLY ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 15 NORTH 0° 24' 41" EAST, A DISTANCE OF 5130.78 FEET; TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY FOR STATE HIGHWAY 54; SAID RIGHT-OF-WAY BEING 400 FEET IF TOTAL WIDTH;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 200 FEET SOUTHERLY OF THE NORTH LINES OF AFOREMENTIONED SECTIONS 15 AND 14, THE FOLLOWING TWO COURSES; (1) NORTH 89° 45' 06" EAST, A DISTANCE OF 2669.25 FEET;

THENCE (2) SOUTH 89° 02' 47" EAST, A DISTANCE OF 2617.75 FEET; TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY, SAID POINT ALSO BEING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14;

THENCE SOUTHERLY ALONG SAID EAST LINE; SOUTH 0° 32' 01" WEST, A DISTANCE OF 2456.26 FEET; TO THE CENTER OF SECTION 14;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; NORTH 89° 26' 46" WEST, A DISTANCE OF 2639.58 FEET; TO THE QUARTER CORNER FOR SAID SECTIONS 14 AND 15;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE EAST HALF OF SECTION 15, SOUTH 0° 08' 17" WEST, A DISTANCE OF 2674.68 FEET; TO THE SOUTHEAST CORNER OF SECTION 15.

THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTH HALF OF SAID SECTION 22, SOUTH 0° 09' 05" WEST, A DISTANCE OF 2657.03 FEET; TO A POINT ON THE NORTH RIGHT-OF-WAY FOR PARKS ROAD;

THENCE LEAVING SAID EAST LINE OF THE NORTH HALF, WESTERLY ALONG SAID NORTH RIGHT-OF-WAY BEING PARALLEL WITH AND 25 FEET NORTHERLY OF THE EAST-WEST CENTERLINE OF SAID SECTION 22 NORTH 89° 27' 22" WEST, A DISTANCE OF 5343.50 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 783.32 ACRES, MORE OR LESS.

BE IT FURTHER KNOWN THAT:

1. WATER TO BE PROVIDED BY INDIVIDUAL PRIVATE WELLS.
2. THE 60-FOOT WIDTH ROADWAY EASEMENTS, AND THE 60-FOOT RADIUS CUL D SACS THEREOF, AS SHOWN HEREON, ARE PRIVATE INGRESS/EGRESS EASEMENTS, AND AS SUCH, ARE NOT DEDICATED AS PUBLIC ROAD RIGHTS-OF-WAY.

H. James Magnuson
COEUR D'ALENE LAND COMPANY
H. JAMES MAGNUSON, PRESIDENT

May 15, 2009

This letter is authorization for Mick Blakely to sign documents for the Ueberroth Family Trust regarding water rights and adjudication in North Idaho for any properties we own in that area.

A handwritten signature in cursive script, appearing to read "Virginia Ueberroth".

Virginia Ueberroth, Trustee

The Ueberroth Family Trust

WELL DESCRIPTION FOR WATER RIGHT
NUMBER 95-9602

CASING - 8"

WELL DEPTH - 375'

STATIC WATER LEVEL - 352'

PUMP IS 3 HP. SUBMERSIBLE

PUMP IS SET AT 367'

WELL DRILLER - HOLMAN

DATE DRILLED - APRIL 1973