

June 7, 2021

I, Ted Palmer, quick claim my water rights #13-7048 from the Bear River, for my two Acres to Green Acre Canal Company.



Susan Blair
Weston, Id
June 14, 2021

285589

Page 1 of 7

NTF-110405A
Jensen Turf Land Holdings, LLC
3092 West 3000 South
Weston, ID 83286

Recorded at the request of
Northern Title Company of Idaho
02 25 2021 01:56 PM Fee: \$15.00
CAMILLE LARSEN, RECORDER
By C. Carter Deputy
FRANKLIN COUNTY IDAHO

WARRANTY DEED

PBJ Holdings, LLC

Grantor(s) of Logan, County of Cache, State of Utah, hereby **CONVEY AND WARRANT** to

Jensen Turf Land Holdings, LLC

Grantee(s) of Weston, County of Franklin, State of Idaho, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Franklin County, State of ID:

See Attached "Exhibit A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this February 24, 2021.

[Signature]
By: Jay J. Davis, Managing Member

[Signature]
By: Paul Davis, Managing Member

[Signature]
By: Scott Marshall, Managing Member

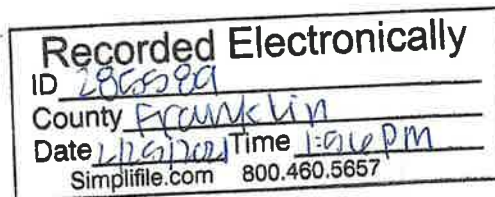
State of Utah }
County of Cache }§

On February 24, 2021 personally appeared before me, a Notary Public, Jay J. Davis, Paul Davis and Scott Marshall, who, being by me duly sworn, did say that they are the Managing Members of PBJ Holdings, LLC and that said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual(s) acknowledged to me that said Company executed the same.



[Signature]
Notary Public
Resides: Hyrum, Ut

NTF-110405A
Jensen Turf Land Holdings, LLC
3092 West 3000 South
Weston, ID 83286



WARRANTY DEED

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Jensen Turf Land Holdings, LLC

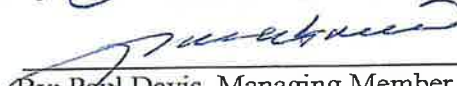
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Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this February 24, 2021.


By: Jay J. Davis, Managing Member

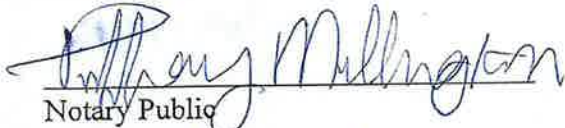

By: Paul Davis, Managing Member


By: Scott Marshall, Managing Member

State of Utah }
County of Cache }§

On February 24, 2021 personally appeared before me, a Notary Public, Jay J. Davis, Paul Davis and Scott Marshall, who, being by me duly sworn, did say that they are the Managing Members of PBJ Holdings, LLC and that said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual(s) acknowledged to me that said Company executed the same.




Notary Public

Resides: Hyrum, UT

EXHIBIT "A"

Township 16 South, Range 39 East of the Boise Meridian, Franklin County, Idaho

Section 17: The Northwest Quarter of the Northwest Quarter; The South East Quarter of the Northwest Quarter; The Northeast Quarter of the Southwest Quarter; The Southwest Quarter of the Northwest Quarter; The Northwest Quarter of the Southwest Quarter; and The Northeast Quarter of the Northwest Quarter

ALSO; That part of the Southwest Quarter of the Northeast Quarter of Section 17, Township 16 South, Range 39 East of the Boise Meridian, Franklin County, Idaho located between the West line of said Quarter Section and the Brow of a hill overlooking the Bear River Described as follows:

Beginning North 89°52'46" West along the North line of said Section 17, 2679.73 feet to the North Quarter of said Section 17 and South 00°01'20" West along the West line of the Northeast Quarter of said Section 17, 1912.44 feet to the brow of a hill over looking the Bear River, from the Northeast corner of said Section 17; and thence North 00°01'20" East along the West line of the Northeast Quarter of said Section 17, 528.82 feet to the brow of the same hill; thence along the brow of the same hill in the following 5 courses;

1. South 30°50'37" East 184.32 feet;
2. South 10°47'20" East 56.38 feet;
3. South 22°59'53" West 94.55 feet;
4. South 11°24'58" West 146.64 feet;
5. South 24°57'53" West 93.10 feet to the beginning.

Together with A 25 FOOT ACCESS EASEMENT 12.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE SOUTH 89° 23' 53" WEST 140.53 FEET TO A POINT ON THE CENTER LINE OF AN EXISTING LANE THE SIDELINE ARE TO LENGTHEN OR SHORTEN AS REQUIRED TO START ON THE NORTH LINE OF SAID PARCEL, THE TRUE POINT OF BEGINNING;
THENCE SOUTH 04° 56' 53" WEST 50.74 FEET TO A POINT ON A 3173.02 FOOT RADIUS NON TANGENT CURVE WHOSE CENTER BEARS NORTH 78° 25' 06" WEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6° 58' 10" A DISTANCE OF 385.97 FEET TO A POINT OF REVERSE CURVE, (CHORD BEARS SOUTH 15° 04' 00" WEST 385.73 FEET);
THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE HAVING A 150.00 FOOT RADIUS, THROUGH A CENTRAL ANGLE OF 14° 40' 11", A DISTANCE OF 38.41 FEET TO THE POINT OF TANGENCY, (CHORD BEARS SOUTH 11° 13' 00" WEST 38.30 FEET);
THENCE SOUTH 03° 52' 54" WEST 79.02 FEET TO A POINT ON A 69.20 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 30' 06", A DISTANCE OF 45.29 FEET, (CHORD BEARS SOUTH 22° 37' 57" WEST 44.49 FEET) TO A POINT ON THE NORTHEASTERLY LINE OF A COUNTY ROAD SAID POINT BEING SOUTH 41° 09' 27" EAST 89.48 FEET FROM A RIGHT OF WAY MONUMENT, THE SIDE LINES ARE TO LENGTHEN OR SHORTEN AS REQUIRED TO TERMINATE ON SAID RIGHT OF WAY LINE.

ALSO INCLUDING AN UNDIVIDED ONE-HALF INTEREST IN AND TO A RIGHT-OF-WAY OVER AND ACROSS A STRIP OF LAND 1 ROD WIDE WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON COUNTY ROAD 144 RODS EAST AND 46 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 39 EAST OF THE BOISE MERIDIAN, AND RUNNING THENCE NORTH AND TO THE EAST ALONG THE BRINK OF THE HILL TO A POINT 2 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼) OF SECTION 17.

TOGETHER WITH A RIGHT-OF-WAY 25 FEET WIDE, COMMENCING FROM A POINT 2 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID

SECTION, AND RUNNING TO A POINT 305 FEET WEST FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER.

ALSO:

Township 16 South, Range 39 East of the Boise Meridian, Franklin County, Idaho
Section 18 The Northeast Quarter

ALSO:

Parcel which was the location of 2400 West

A parcel of land located in the Southeast quarter of the Northeast quarter (SE1/4NE1/4) of Section 18, and the Southwest quarter of the Northwest (SW1/4NW1/4) of Section 17, Township 16 South, Range 39 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows:

Commencing at the East quarter corner of said Section 18, from which the West quarter corner of Section 18 bears North 89° 25' 23" West;

Thence North 31° 21' 28" West 38.88 feet to a 5/8" rebar and cap (PLS 11726) at the southeast corner of Lot 16, Lazy River Ranches, Phase 1, as recorded under instrument number 238970, being at the intersection of the north right of way line of 3600 South and the west right of way line of 2400 West, the Point of Beginning.

Thence North 00° 27' 49" West 405.82 feet along said west right of way line to the northeast corner of said Lot 16;
Thence North 00° 43' 36" West 471.98 feet along said west right of way line to a 5/8" rebar and cap labeled "A.L.S., PLS 9163";

Thence North 26° 04' 30" East 2.92 feet to a 5/8" rebar and cap;

Thence North 16° 05' 45" East 106.39 feet to a 5/8" rebar and cap;

Thence North 04° 56' 01" East 53.27 feet to a 780.00 foot radius non-tangent curve concave to the northwest, whose center bears North 76° 09' 44" West;

Thence northeasterly along said curve through a central angle of 10° 01' 14" a distance of 136.42 feet to a 5/8" rebar and cap at the east right of way line of 2400 West (chord = North 08° 49' 39" East 136.24 feet);

Thence South 00° 43' 43" East 764.06 feet along said east right of way line;

Thence North 89° 32' 11" East 5.99 feet along said east right of way line;

Thence South 00° 27' 49" East 407.02 feet, more or less, to the intersection of said east right of way line and the north right of way line of 3600 South;

Thence North 89° 25' 23" West 66.00 feet, more or less, along said north right of way line to the Point of Beginning.

EXCEPTING THEREFROM:

LAZY RIVER RANCHES PHASE 1 SUBDIVISION RECORDED SEPTEMBER 6, 2007 UNDER
INSTRUMENT NUMBER 238970 RECORDS OF FRANKLIN COUNTY, IDAHO

EXCEPTING THEREFROM:

LAZY RIVER RANCHES PHASE 2 SUBDIVISION RECORDED SEPTEMBER 6, 2007 UNDER
INSTRUMENT NUMBER 238971 RECORDS OF FRANKLIN COUNTY, IDAHO

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER, SECTION 17, TOWNSHIP 16 SOUTH, RANGE 39 EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AT FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17, LOCATED NORTH 00° 22' 37" WEST 2657.30 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE SOUTH 89° 44' 05" EAST 144.67 FEET ALONG THE MID SECTION LINE OF SAID SECTION 17 TO A 5/8" REBAR AND CAP LABELED "A.A. HUDSON, PLS 4735"

THENCE SOUTH 00° 15' 55" WEST 37.11 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 3600 SOUTH, A COUNTY ROAD MONUMENTED WITH A 5/8" REBAR AND CAP,

THENCE SOUTH 19° 26' 20" EAST 39.02 FEET TO A 5/8" REBAR AND CAP

THENCE SOUTH 58° 30' 48" EAST 42.04 FEET TO A 5/8" REBAR AND CAP

THENCE SOUTH 41° 49' 12" EAST 78.25 FEET TO A 5/8" REBAR AND CAP

THENCE SOUTH 40° 41' 49" EAST 80.61 FEET TO A 5/8" REBAR AND CAP

THENCE SOUTH 87° 10' 31" EAST 48.54 FEET TO A 5/8" REBAR AND CAP

THENCE SOUTH 84°02' 22" EAST 50.84 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE WEST CACHE CANAL, BEING 50.00 FEET WESTERLY OF THE CENTERLINE OF SAID CANAL, MONUMENTED WITH A 5/8" REBAR AND CAP.
THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CANAL, BEING 50.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID CANAL THE FOLLOWING THREE COURSES; THENCE SOUTH 32°07' 34" WEST 189.40 FEET TO A 5/8" REBAR AND CAP; THENCE SOUTH 34°18' 57" WEST 199.62 FEET TO THE BEGINNING OF A 505.63 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°15' 45" A DISTANCE OF 302.36 FEET (CHORD= SOUTH 17°11' 04" WEST 297.88 FEET) TO A 5/8" REBAR AND CAP; THENCE SOUTH 89°37' 23" WEST 90.37 FEET TO THE WEST BOUNDARY OF SECTION 17, MONUMENTED WITH A 5/8" REBAR AND CAP; THENCE NORTH 00°22' 37" WEST 834.11 FEET ALONG THE WEST BOUNDARY OF SECTION 17 TO THE TRUE POINT OF BEGINNING. (2691.03)

RESERVING THEREFROM A COUNTY ROAD EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17, LOCATED NORTH 00°22' 37" WEST 2657.30 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17. THENCE SOUTH 89°44' 05" EAST 144.67 FEET ALONG THE MID SECTION LINE OF SAID SECTION 17, TO A 5/8" REBAR AND CAP LABELED "A.A. HUDSON, PLS 4735"
THENCE SOUTH 00°15' 55" WEST 37.11 FEET TO THE SOUTHERLY RIGHT OF WAY OF 3600 SOUTH, A COUNTY ROAD, MONUMENTED WITH A 5/8" REBAR AND CAP. THENCE SOUTH 89°46' 39" WEST 55.59 FEET ALONG AN EXISTING FENCE LINE TO A 5/8" REBAR AND CAP; THENCE SOUTH 67°51' 18" WEST 24.24 FEET ALONG AN EXISTING FENCE LINE TO A 5/8" REBAR AND CAP; THENCE SOUTH 33°25' 19" WEST 64.71 FEET ALONG AN EXISTING FENCE TO A 5/8" REBAR AND CAP BEING 30.00 FEET EASTERLY OF THE CENTERLINE OF 2400 WEST, A COUNTY ROAD, MONUMENTED WITH A 5/8" REBAR AND CAP; THENCE SOUTH 00°29' 43" EAST 732.76 FEET ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID COUNTY ROAD TO A 5/8" REBAR AND CAP; THENCE SOUTH 89°37' 23" WEST 31.66 FEET TO THE WESTERLY BOUNDARY OF SAID SECTION 17, MONUMENTED WITH A 5/8" REBAR AND CAP; THENCE NORTH 00°22' 37" WEST 834.11 FEET ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17 TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER, SECTION 17, TOWNSHIP 16 SOUTH, RANGE 39 EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17, LOCATED SOUTH 00° 22' 37" EAST 2657.30 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 17.
THENCE NORTH 00° 22' 37" WEST 1008.47 FEET ALONG THE WEST BOUNDARY OF SAID SECTION 17 TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON, PLS 4735", BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 00° 22' 37" WEST 814.72 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO A 5/8" REBAR AND CAP.

THENCE NORTH 89° 37' 23" EAST 90.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE WEST CACHE CANAL, BEING 50 FEET WESTERLY OF THE CENTERLINE OF SAID CANAL, SAID POINT BEING ON A 505.63 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE EAST, WHOSE CENTER BEARS SOUTH 89° 56' 50" EAST.

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CANAL, BEING PARALLEL WITH AND 50.00 FEET WESTERLY OF THE CENTERLINE OF SAID CANAL THE FOLLOWING FIVE COURSES: THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 08' 02", A DISTANCE OF 239.46 FEET TO THE POINT OF TANGENCY, (CHORD = SOUTH 13° 30' 49" EAST 237.22 FEET) MONUMENTED WITH A 5/8" REBAR AND CAP.

THENCE SOUTH 27° 04' 50" EAST 342.09 FEET TO THE BEGINNING OF A 290.01 FOOT RADIUS CURVE CONCAVE TO THE WEST, MONUMENTED WITH A 5/8" REBAR AND CAP.

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 05' 54" A DISTANCE OF 162.47 FEET TO THE POINT OF TANGENCY (CHORD = SOUTH 11° 01' 53" EAST 160.35 FEET).

THENCE SOUTH 05° 01' 07" WEST 67.38 FEET TO THE BEGINNING OF A 255.51 FOOT RADIUS CURVE CONCAVE TO THE WEST.

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 40' 48" A DISTANCE OF 56.55 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 205000 AS RECORDED IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY, TO A 5/8" REBAR AND CAP (CHORD = SOUTH 11° 21' 26" WEST 56.43 FEET).

THENCE WEST 276.51 FEET ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF 2400 WEST, A COUNTY ROAD, MONUMENTED WITH A 5/8" REBAR AND CAP.

THENCE SOUTH 89° 37' 23" WEST 33.34 FEET TO THE WESTERLY BOUNDARY OF SAID SECTION 17, THE TRUE POINT OF BEGINNING. (2691.02)

RESERVING THEREFROM A COUNTY ROAD EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, LOCATED SOUTH 00° 22' 37" EAST 2657.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 17.

THENCE NORTH 00° 22' 37" WEST 1008.47 FEET ALONG THE WEST BOUNDARY OF SAID SECTION 17 TO A 5/8" REBAR AND CAP LABELED "A.A. HUDSON, PLS 4735", BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 00° 22' 37" WEST 814.72 FEET TO 5/8" REBAR AND CAP.

THENCE NORTH 89° 37' 23" EAST 31.66 FEET TO THE EASTERLY BOUNDARY OF 2400 WEST, A COUNTY ROAD, MONUMENTED WITH A 5/8" REBAR AND CAP.

THENCE SOUTH 00° 29' 43" EAST 814.72 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD TO A 5/8" REBAR AND CAP.

THENCE SOUTH 89° 37' 23" WEST 33.34 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 39 EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17 LOCATED NORTH 00° 22' 48" WEST 2657.04 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION;

THENCE SOUTH 89° 44' 12" EAST 2671.61 FEET TO THE CENTER OF SAID SECTION 17;

THENCE SOUTH 00° 01' 17" WEST 129.08 FEET TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON, PLS 4735", SET ON THE EAST LINE OF THE SOUTHWEST QUARTER;

THENCE SOUTH 89° 23' 52" WEST 153.09 FEET TO THE WESTERLY LINE OF AN ACCESS EASEMENT; THENCE SOUTH 04° 56' 53" WEST 19.09 FEET ALONG SAID WESTERLY TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 04° 56' 53" WEST 29.71 FEET TO THE BEGINNING OF A 3160.52 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 57' 23" A DISTANCE OF 383.73 FEET (CHORD = SOUTH 15° 04' 23" WEST 383.49 FEET) TO THE BEGINNING OF A 162.50 FOOT RADIUS COMPOUND CURVE CONCAVE TO THE SOUTHEAST WHOSE CENTER BEARS SOUTH 71° 26' 55" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 40' 11" A DISTANCE OF 41.61 FEET (CHORD = SOUTH 11° 13' 00" WEST 41.49 FEET);

THENCE SOUTH 03° 52' 54" WEST 79.02 FEET TO THE BEGINNING OF A 56.70 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 50' 40" A DISTANCE OF 35.47 FEET (CHORD = SOUTH 21° 48' 14" WEST 34.89 FEET) TO THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD;

THENCE NORTH 41° 09' 26" WEST 76.85 FEET ALONG SAID RIGHT OF WAY LINE TO A FOUND RIGHT OF WAY MONUMENT, ALSO BEING THE BEGINNING OF A 985.08 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 57' 01" A DISTANCE OF 411.78 FEET (CHORD = NORTH 54° 37' 57" WEST 408.78 FEET);
THENCE NORTH 64° 48' 55" WEST 196.55 FEET TO A 5/8" REBAR WITH CAP;
THENCE NORTH 00° 36' 07" WEST 166.46 FEET TO A 5/8" REBAR WITH CAP;
THENCE NORTH 89° 23' 53" EAST 692.25 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A parcel of land located in the Northwest quarter of Section 17, Township 16 South, Range 39 East, Boise Meridian, more particularly described as follows:

Beginning at the North quarter corner of said Section 17, from which the Northwest corner of said Section 17 bears North 89° 54' 40" West;

Thence South 00° 00' 17" East 1314.41 feet along the East boundary line of said Northwest quarter to a 5/8" rebar and cap labeled "A.L.S., PLS 9163" at a fence corner;

Thence South 87° 10' 00" West 73.50 feet along a fence line to a 5/8" rebar and cap;

Thence North 89° 43' 00" West 430.91 feet along a fence line to a 5/8" rebar and cap at a fence corner;

Thence North 05° 58' 00" East 1323.66 feet to a 5/8" rebar and cap at the north boundary line of Section 17;

Thence South 89° 54' 40" East 366.61 feet along said north boundary line to the Point of Beginning. (02695.00)

SUBJECT TO and Together with an easement for ingress and egress across a strip of land 1 rod wide whose centerline is described as follows:

Commencing at a point on the County Road 144 rods East and 46 rods South of the Northwest corner of the Southwest quarter of Section 17, Township 16 South, Range 39 East of the Boise Meridian, and running thence North and to the East along the brink of the hill to a point 2 rods West of the Southeast corner of the Northeast quarter of the Northwest quarter (NE¼NW¼) of Section 17.

EXCEPTING THEREFROM:

Part of the Southwest Quarter of Section 17, Township 16 South, Range 39 East of the Boise Meridian described as follows:

Beginning North 89°52'46" West along the North Line of said Section 17, 2679.73 feet to the North Quarter corner of Section 17 and South 00°01'20" West along the East line of the Northwest and Southwest Quarters of said Section 17 3683.84 feet to the North right of way line of 3600 South Street, from the Northeast corner of said Section 17; and thence North 40°22'40" West along the North right of way of 3600 South Street, 411.84 feet to the East side of a 25.00 feet wide right of way; thence northerly along the East side of said right of way in the following 5 courses:

1. 55.64 feet along a curve to the left with a radius of 81.70 feet, included angle of 39°01'15" and a long chord that bears North 23°23'32" East 54.57 feet;

2. North 03°52'54" East 79.02 feet;

3. 35.20 feet along a curve to the right with a radius of 137.50 feet, included angle of 14°40'11" and a long chord that bears North 11°13'00" East 35.11 feet to a point of reverse curvature;

4. 388.21 feet along a curve to the left with a radius of 3185.52 feet, included angle of 6°58'57" and a long chord that bears North 15°03'37" East 387.97 feet;

5. North 04°56'53" East 33.39 feet; thence North 89°23'53" East 129.62 feet to the East line of the Southwest Quarter of said Section 17; thence South 00°01'20" West along the East line of the Southwest Quarter of said Section 17 886.38 feet to the beginning.

Together with a right of way for ingress and egress over and across the existing road affecting the West 30 feet of the above described property.

EXCEPTING THEREFROM:

New Road Parcel for the new location of 2400 West

A parcel of land located in the Southeast quarter of the Northeast quarter (SE¼NE¼) of Section 18, and the Southwest quarter of the Northwest (SW¼NW¼) of Section 17, Township 16 South, Range 39 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows:

Commencing at the East quarter corner of said Section 18, from which the West quarter corner of Section 18 bears North 89° 25' 23" West;

Thence North 89° 25' 23" West 309.59 feet along the south boundary line of said SE1/4NE1/4;

Thence North 00° 14' 34" East 33.00 feet to a 5/8" rebar and cap labeled "A.L.S., PLS 9163" at the north right of way line of 3600 South, a County Road, said point being the Point of Beginning.

Thence North 89° 25' 23" West 60.00 feet along said north right of way line to a 5/8" rebar and cap;

Thence North 01° 54' 43" West 265.98 feet to a 5/8" rebar and cap;

Thence North 02° 25' 58" East 211.60 feet to a 5/8" rebar and cap;

Thence North 14° 10' 29" East 164.93 feet to a 5/8" rebar and cap at 830.00 foot radius non-tangent curve concave to the Southeast, whose center bears South 63° 09' 57" East; Thence Northeasterly along said curve through a central angle of 07° 34' 08" a distance of 109.65 feet to a 5/8" rebar and cap (chord = North 30° 37' 07" East 109.57 feet);

Thence North 39° 23' 37" East 243.45 feet to a 5/8" rebar and cap;

Thence North 22° 10' 35" East 188.69 feet to a 5/8" rebar and cap;

Thence North 10° 46' 41" East 75.75 feet to a 5/8" rebar and cap;

Thence South 88° 06' 30" East 30.02 feet;

Thence South 88° 08' 56" East 30.02 feet to a 5/8" rebar and cap at a 780.00 foot radius non-tangent curve concave to the northwest, whose center bears North 86° 10' 58" West;

Thence Southwesterly along said curve through a central angle of 10° 01' 14" a distance of 136.42 feet to a 5/8" rebar and cap (chord = South 08° 49' 39" West 136.24 feet); Thence South 04° 56' 01" West 53.27 feet to a 5/8" rebar and cap;

Thence South 16° 05' 45" West 106.39 feet to a 5/8" rebar and cap; Thence South 26° 04' 30" West 438.74 feet to a 5/8" rebar and cap; Thence South 38° 50' 33" West 100.22 feet to a 5/8" rebar and cap; Thence South 09° 56' 16" West 141.29 feet to a 5/8" rebar and cap; Thence South 00° 14' 34" West 266.14 feet to the Point of Beginning.

EXCEPTING THEREFROM:

A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 18, and the Southwest Quarter of the Northwest Quarter of Section 17, all in Township 16 South, Range 39 East, Boise Meridian, Franklin County, Idaho and more particularly described as follows:

Commencing at the East quarter corner of said Section 18, from which the West quarter corner of Section 18 bears North 89° 25' 23" West;

Thence North 31° 21' 28" West 38.88 feet to a 5/8" rebar and cap (PLS 11726) at the Southeast corner of Lot 16, Lazy River Ranches Phase 1, as recorded under instrument number 238970, being at the intersection of the North right of way line of 3600 South and West right of way line of 2400 West, the point of beginning.

Thence North 89° 25' 23" West 289.22 feet along said right of way to a 5/8" rebar and cap;

Thence North 00° 14' 34" East 266.14 feet to a 5/8" rebar and cap;

Thence North 09° 56' 16" East 141.29 feet to a 5/8" rebar and cap;

Thence North 38° 50' 33" East 100.22 feet to a 5/8" rebar and cap;

Thence North 26° 04' 30" East 110.0 feet, more or less, to the centerline of creek;

Thence Southeasterly 870 feet more or less, along the centerline of said creek to the North right of way line of said 3600 South;

Thence West 360 feet, more or less, along said right of way line to the point of beginning.

Subject to an easement for ingress and egress to access the lot described in the above description on the old County Road (2400 West).