

IN FILE # 36-16191

WARRANTY DEED

#GG-12739

For Value Received

Ignacio Nick Zabala and Carmen Maria Zabala, husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

**GFA Farm LLC, an Idaho Limited Liability Company
Address: P.O. Box 183, Hagerman, ID 83332**

Hereinafter called the Grantee, the following described premises situated in **Gooding** County, Idaho, to-wit:

Lot 3 in Block 1 of Lake View Subdivision, being a portion of the SE¼SE¼ of Section 2, Township 7 South, Range 13 East, Boise Meridian, Gooding County, Idaho, according to the plat thereof, recorded December 21, 1992 as Instrument Number 151043 in the Office of the County Recorder of said County.

PARCEL NO. 2:

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN, GOODING COUNTY, IDAHO

Section 2: A parcel of land located in the SE¼, more particularly described as follows:

Commencing at the Southeast corner of said Section 2;
Thence North 00°06'13" West along the East boundary of the SE¼ of Section 2 for a distance of 1,318.47 feet to the Northeast corner of the SE¼SE¼ of Section 2;
Thence North 89°53'32" West along the North boundary of the SE¼SE¼ of Section 2 for a distance of 1,280.73 feet to a point on an existing fence line and being THE TRUE POINT OF BEGINNING;
Thence South 00°33'52" East along the existing fence line for a distance of 46.43 feet to a point on the arc of the Easterly right-of-way boundary of Highway U.S. 30;
Thence Northwesterly along the arc of the Easterly right-of-way boundary of Highway U.S. 30 for a distance of 552.01 feet to the point of curve to a spiral curve, said arc having a radius of 3,869.72 feet and a long chord bearing and distance of North 12°50'12" West, 551.54 feet;
Thence along the arc of the spiral curve and parallel with the centerline of Highway U.S. 30 for a distance of 117.84 feet, said arc having a long chord bearing and distance of North 17°40'15" West, 117.84 feet;
Thence North 88°28'28" East for a distance of 167.20 feet;
Thence along the existing fence line on the following courses:
South 00°49'47" West, 160.83 feet;
South 11°54'00" West, 59.39 feet;
South 00°57'26" East, 85.00 feet;
South 00°45'18" East, 263.02 feet;
South 00°33'52" East, 41.15 feet to THE TRUE POINT OF BEGINNING.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to Water Right No. 36-16936, 36-16191, and 36-16466 from the Idaho Department of Water Resources.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 2014 and subsequent years.

Assessments levied or to be levied by any local irrigation district.

Instrument # 248454

GOODING, GOODING, IDAHO

6-5-2014 11:03:08 No. of Pages: 3

Recorded for : LAND TITLE

DENISE M. GILL

Fee: 16.00

Ex-Officio Recorder Deputy



Assessments levied or to be levied by any local irrigation district.

Right-of-Way Easement given by Anita G. Andersen, Sharon Dillon, Jackie Ray Andersen, and Terry Lynn Andersen, to Pacific Power & Light Company, a corporation, dated March 13, 1979, recorded March 20, 1979 as Instrument Number 75487, Gooding County records, affecting a portion of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 7 South, Range 13 East, Boise Meridian.

An Easement as set forth in Warranty Deed given by George R. Kneeland and Diane Kneeland, husband and wife, as to an undivided one-half interest, Grantor, to Karl Woodall & Sons, Inc., and John Kiser, Grantee, dated March 25, 1992, recorded April 20, 1992 as Instrument Number 148410, Gooding County records.

Easements and set back lines as shown on the recorded plat of Lake View Subdivision.

Restrictive Covenants for Lake View Subdivision as stated in document recorded February 17, 1993 as Instrument Number 151667, Gooding County records.

Easements and Conditions contained in Second Judgment and Decree of Condemnation in the case of The State of Idaho, ex rel, Wallace C. Burns, Ernest F. Gaffney and R. Doyle Symms, Idaho Board of Highway Directors, Plaintiff, vs. I. L. Dunham and Joyce Dunham, husband and wife, and The Federal Land Bank of Spokane, a corporation, Defendants, dated March 20, 1964, recorded March 20, 1964 as Instrument Number 10907, Gooding County records, affecting a portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 7 South, Range 13, East Boise Meridian.

Easements and Conditions contained in Second Judgment and Decree of Condemnation in the case of The State of Idaho, ex rel, Wallace C. Burns, Ernest F. Gaffney and R. Doyle Symms, Idaho Board of Highway Directors, Plaintiff, vs. John C. Sanborn, Defendant, dated March 20, 1964, recorded April 17, 1964 as Instrument Number 11164, Gooding County records, affecting a portion of Government Lot 2 and the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 2, and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, Township 7 South, Range 13, East Boise Meridian.

Restrictions for Road Right of Way contained in Warranty Deed given by Jack Martin and Lillias P. Martin, husband and wife, and Lloyd Jensen, a single man, to David P. Nicholson, dated April 21, 1969, recorded April 12, 1969 as Instrument Number 28712, Gooding County records, affecting a portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 7 South, Range 13, East Boise Meridian.

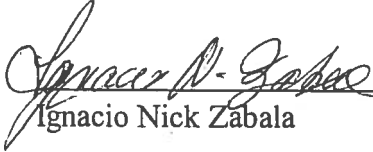
Roadway Maintenance Agreement by and between Mary Lou Prester, as Personal Representative of the Estate of Carroll Nicholson, deceased, and Jack Martin and Lillias P. Martin, husband and wife, dated May 6, 1986, recorded May 14, 1986 as Instrument Number 121215, Gooding County records.

An easement for the purpose of ingress and egress, said easement being on, over and across an existing 15.0 foot wide access road as set forth in Warranty Deed dated January 3, 1997, recorded January 3, 1997 as Instrument Number 169175, re-recorded January 6, 1997 as Instrument Number 169189, Gooding County records.

Power Line Easement given by The Vineyard L.L.C. to Idaho Power Company, a corporation, dated February 11, 2000, recorded April 27, 2000 as Instrument Number 185564, Gooding County records, affecting a parcel of land in the SE $\frac{1}{4}$ of Section 2, Township 7 South, Range 13 East Boise Meridian.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

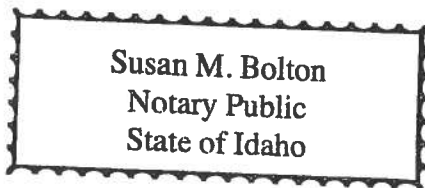
Dated: June 4, 2014


Ignacio Nick Zabala


Carmen Maria Zabala

STATE OF IDAHO)
) ss.
COUNTY OF Gooding)

On this 4th day of **June, 2014**, before me, the undersigned, a Notary Public in and for said State, personally appeared **Ignacio Nick Zabala and Carmen Maria Zabala**, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.




Notary Public
Residing at: Gooding, ID
My Commission expires: 10-16-2016