

NTO-60036
G5 Land Company, an Idaho general partnership
1310 South 600 West
~~Burley, ID 83318~~
Oakley, ID 83346

148062
Microfilm No. _____
06 Day April 2012
11:25 AM
Heather Murphy
Oneida Co. Recorder
Fee \$ 31.00 Deputy
Recorded at Request of
Northern Title Co.

WARRANTY DEED

Parcels 1 & 3: Odell Lawrence Perkins and Karen Lee K. Perkins, trustees of the Odell Lawrence Perkins Family Trust Parcel 2: Odell L. Perkins and Karen Lee Perkins, Husband and Wife Parcel 4: Joshua M.O. Perkins and Amanda M. Perkins Parcel 4A: Joshua M. Perkins and Amanda M. Perkins, Husband and Wife

Grantor(s) of Arbon, County of Oneida, State of ID hereby **CONVEY AND WARRANT** to

G5 Land Company, an Idaho general partnership

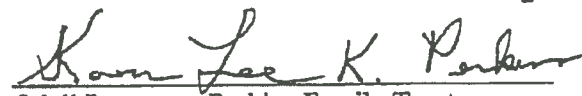
Grantee(s) of ^{Oakley}~~Burley~~, County of Cassia, State of ID for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

See attached Exhibit "A"

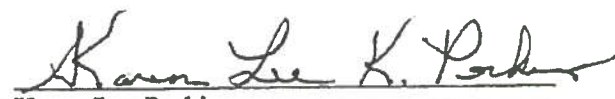
Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

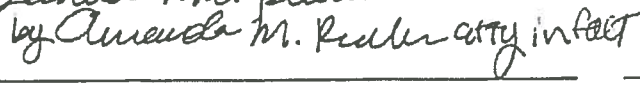
Witness, the hand(s) of said Grantor(s), this April 4, 2012.


Odell Lawrence Perkins Family Trust
Odell Lawrence Perkins, Trustee


Odell Lawrence Perkins Family Trust
Karen Lee K. Perkins, Trustee


Odell L. Perkins


Karen Lee Perkins

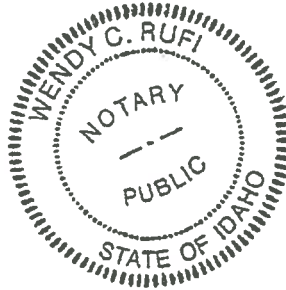

by 
Joshua M.O. Perkins AKA Joshua M. Perkins
By: Amanda M. Perkins, Attorney in Fact


Amanda M. Perkins

Trust Acknowledgement:

State of: Idaho)
 County of: Oneida)ss:

On this 4th day of April, 2012, before me, a Notary Public in and for said State, personally appeared **Odell Lawrence Perkins and Karen Lee K. Perkins**, known to me to be the Trustee(s) of the **Odell Lawrence Perkins Family Trust**, and the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as such Trustee(s).

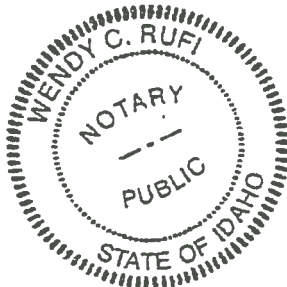


Wendy C. Ruffi
 Notary Public:
 Residing: Downey ID
 Expires: 2-28-2017

Individual Acknowledgements:

State of: Idaho)
 County of: Oneida)

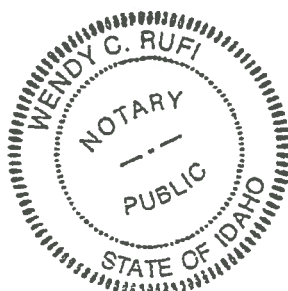
On April 4th, 2012, personally appeared before me **Odell L. Perkins and Karen Lee Perkins** the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Wendy C. Ruffi
 Notary Public:
 Residing: Downey ID
 Expires: 2-28-2017

State of: Idaho)
 County of: Oneida)

On April 4th, 2012, personally appeared before me **Amanda M. Perkins** the signer(s) of the within instrument, who duly acknowledged to me that she executed the same.

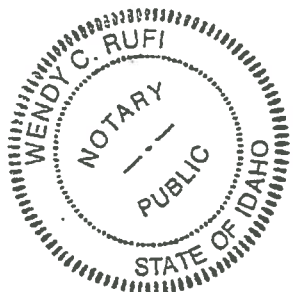


Wendy C. Ruffi
 Notary Public:
 Residing: Downey ID
 Expires: 2-28-2017

Power of Attorney Acknowledgement:

State of: Idaho)
County of: Oneida)

On April 4th, 2012, before me personally appeared, Amanda M. Perkins, who, being by me duly sworn (affirmed), did say that she is the attorney-in-fact of Joshua M.O. Perkins aka Joshua M. Perkins, and that the said instrument was signed in behalf of said Joshua M.O. Perkins aka Joshua M. Perkins by authority, and said Amanda M. Perkins acknowledged to me that she as such attorney-in-fact executed the same.



Wendy C. Ruffi
Notary Public
Residing: Downey ID
Expires: 2-28-2017

EXHIBIT "A"

148062

Parcel 1:

Township 12 south, Range 33 East of the Boise Meridian, Oneida County, Idaho.

Section 1: Lots 3 and 4, the South Half of the Northwest Quarter and the Southwest Quarter

Also:

Township 12 South, Range 33 East of the Boise Meridian, Oneida County, Idaho;

Section 11: The Northeast Quarter

Section 12: The south 138 rods of the Northwest Quarter

Parcel 2:

A parcel of land located in the Northeast quarter of the Southeast quarter of Section 2, Township 12 South, Range 33 East, Boise Meridian, Oneida County, Idaho, Described as follows:

Commencing at the Southeast Corner of Section 1, Township 12 South, Range 33 East, Boise Meridian, being marked by a 2-½ inch brass cap monument stamped U.S. General Land Office Survey (1919);

Thence North 89°48'16" West (basis of bearing per Central Meridian of the East Zone of the Idaho State Plane Coordinate System) along the South line of said Section 1, a distance of 5279.47 feet to the Southeast Corner of Section 2, Township 12 South, Range 33 East, Boise Meridian;

Thence North 00° 09' 55" East along the East line of said Section 2, a distance of 2136.06 feet, to the Point of Beginning;

thence continuing North 00 09' 55" East along the East line of Section 2, a distance of 298.69 feet;

Thence North 89° 50' 05" West perpendicular to said East line, a distance of 320.41 feet;

Thence South 00° 09' 55" West, parallel and Westerly of the East line of said Section 2, a distance of 291.67 feet, to a point on an existing fence line;

Thence South 88° 34' 47" East, along said existing fence line and the extension thereof, a distance of 320.49 feet to the Point of Beginning.

Along the above described parcel, no given width of Right-of-way was shown on Federal Aid Project S-1753(2) Arbon Valley Highway Plans (sheet 28 of 47). However Arbon Valley Highway does have a Prescriptive Easement of no less than 50 feet wide per Idaho Code 40-2312, which affects the East 25 feet of the above described parcel.

Parcel 3:

A parcel of land located in the South 1/2 of Section 2, Township 12 South, Range 33 East, Boise Meridian, Oneida County, Idaho, Described as Follows:

Commencing at the Southeast Corner of Section 1, Township 12 South, Range 33 East, Boise Meridian, being marked by a 2-1/2 inch brass cap monument stamped U.S. General Land Office Survey (1919) recorded in the Corner Perpetuation and Filing Records of Oneida County as Instrument Number 144318;

Thence North 89°48'16" West (basis of bearing per Central Meridian of the East Zone of the Idaho State Plane Coordinate System) along the South line of said Section 1, a distance of 5279.47 feet to the Southeast Corner of Section 2, Township 12 South, Range 33 East, Boise Meridian, marked by a 2 inch Aluminum Cap stamped RMES PLS 13023 as described in Corner Perpetuation and Filing Record in Oneida County as Instrument Number 144317, being the POINT OF BEGINNING;

Thence North 89°41'05" West, along the South line of said Section 2, a distance of 4964.31 feet, to a point that is 320.00 feet from the Southwest Corner of said Section 2 marked by 1/2 inch rebar with a pink plastic cap stamped RMES, PLS 13023;

Thence North 00°04'39" East, being parallel and 320.00 feet East of the West line of said Section 2, a distance of 320.00 feet to a 1/2 inch rebar with a pink plastic cap stamped RMES, PLS. 13023;

Thence North 89°41'05" West, being parallel and 320.00 North of the South line of said Section 2, a distance of 320.00 feet to a point on the West line of said Section 2, marked by a 1/2 inch rebar with a pink plastic cap stamped RMES, PLS 13023 being 320.00 feet from the Southwest Corner of said Section 2;

Thence North 00°04'39" East, along the West line of said Section 2, a distance of 2326.12 feet to the West 1/4 Corner of said Section 2 marked by a 2 inch Aluminum Cap Monument stamped RMES, PLS 13023 recorded in the Corner Perpetuation and Filing Records of Oneida County as Instrument Number 144312; Thence South

89°42'27" East, along the Latitudinal Centerline of said Section 2 a distance of 4698.62 feet;
 Thence South 0°55'44" East, following an existing fence line and extension thereof, a distance of 2287.65 feet to a point on the Northwestern right-of-way line of Arbon Valley Highway being a point of non-tangency with a 1392.40 foot radius curve whose center bears North 39°22'12" West;
 Thence following the westerly right-of-way line of the Arbon Valley Highway for the next 3 courses
 (1) following said curve in a Northeasterly direction through a central angle of 48°53'34" an arc length of 1188.19 feet (the chord of said curve bears North 26° 11'01" East a distance of 1152.47 feet) to a point 40 feet westerly a perpendicular distance from Centerline Station 1018+00 of Federal Aid Project S-1753(2) of the Arbon Valley Highway Plans;
 (2) North 9°05'09" East a distance of 100.11 feet to a point 25 feet westerly a perpendicular distance from centerline Station 1019+00 of said Highway plans;
 (3) North 0°09'55" East a distance of 639.74 feet to a 1/2 inch rebar with a pink plastic cap stamped RMES, PLS 13023;
 Thence South 88°34'47" East a distance of 25 feet to a point on the centerline of Arbon Valley Highway common with the East line of said section 2 marked by a 2 inch Aluminum Cap Monument stamped RMES, PLS 13023;
 Thence South 0°09'55" West, along the East line of said section 2, a distance of 2136.06 feet to the POINT OF BEGINNING.

SUBJECT TO:

The County maintained roads known as Bailey and 15000 North which have a Prescriptive right-of-way of no less than 50 feet wide per Idaho Code 40-2312 which affects the westerly and portions of the southerly 25 feet of the above described property.

ALSO SUBJECT TO:

The right of way for Arbon Valley Highway as shown on Federal Project S-1753(2) sheets 26, 27 and 28 of 47.

Excepting Therefrom:

A parcel of land located in the Southwest 1/4 of Section 2, Township 12 South, Range 33 East, Boise Meridian, Oneida County, Idaho Described as follows:

Commencing at the Southeast Corner of Section 1, Township 12 South, Range 33 East, Boise Meridian, being marked by a 2-1/2 inch brass cap monument stamped U.S. General Land Office Survey (1919) recorded in the Corner Perpetuation and Filing Records of Oneida County as Instrument Number 144318;
 Thence North 89°48'16" West (basis of bearing per Central Meridian of the East Zone of the Idaho State Plane Coordinate System) along the South line of said Section 1, a distance of 5279.47 feet to the Southeast Corner of Section 2, Township 12 South, Range 33 East, Boise Meridian, marked by a 2 inch Aluminum Cap stamped RMES PLS 13023 as described in Corner Perpetuation and Filing Record in Oneida County as Instrument Number 144317;

Thence North 89°41'05" West, along the South line of said Section 2, a distance of 2642.16 feet, to the point of beginning;

Thence continuing North 89°41'05" West along the South line of said Section 2, a distance of 2322.15 feet, to a point that is 320.00 feet from the Southwest corner of said Section 2, said point marked by 1/2 inch rebar with pink plastic cap stamped RMES PLS 13023;

Thence North 00°04'39" East, being parallel and 320.00 feet East of the West line of said Section 2, a distance of 320.00 feet to a 1/2 inch rebar with pink plastic cap stamped RMES PLS 13023;

Thence North 89°41'05" West, being parallel and 320.00 North of the South line of said Section 2, a distance of 320.00 feet to a point on the West line of said Section 2, marked by a 1/2 inch rebar with a pink plastic cap stamped RMES PLS 13023, being 320.00 feet from the Southwest Corner of said Section 2;

Thence North 00°04'39" East, along the West line of said Section 2, a distance of 2326.12 feet to the West 1/4 Corner of said Section 2 marked by a 2 inch Aluminum Cap Monument stamped RMES PLS 13023, recorded in the Corner Perpetuation Filing Records of Oneida County as Instrument Number 144312;

Thence South 89°42'27" East, along the Latitudinal Centerline of said Section 2 a distance of 2644.17 feet, to the Center 1/4 Corner of said Section 2;

Thence South 00°07'17" West, along the Meridional Centerline of said Section 2, a distance of 2647.16 feet to the point of beginning.

Also;

A parcel of land located in the Northeast 1/4 of Southeast 1/4 of Section 2, Township 12 South, Range 33 East, Boise Meridian, Oneida County, Idaho, Described as Follows:

Commencing at the Southeast Corner of Section 1, Township 12 South, Range 33 East, Boise Meridian, being marked by a 2-1/2 inch brass cap monument stamped U.S. General Land Office Survey (1919) recorded in Corner Perpetuation and Filing Records of Oneida County as Instrument Number 144318;

Thence North $89^{\circ}48'16''$ West (basis of bearing per Central Meridian of the East Zone of the Idaho State Plane Coordinate System) along the South line of said Section 1, a distance of 5279.47 feet to the Southeast Corner of Section 2, Township 12 South, Range 33 East, Boise Meridian, marked by a 2 inch Aluminum Cap stamped RMES PLS 13023 as described in Corner Perpetuation and Filing Record in Oneida County as Instrument Number 144317;

Thence North $00^{\circ}09'55''$ East, along the East line of said Section 2, a distance of 2136.06 feet to the Southeast corner of the adjoining property marked by a 2 inch Aluminum Cap Monument stamped RMES, PLS 13023;

Thence North $88^{\circ}34'47''$ West, along the South line of the said adjoining property, a distance of 320.49 feet to a 1/2 inch rebar with a pink plastic cap stamped RMES, PLS. 13023, the POINT OF BEGINNING;

Thence North $88^{\circ}18'37''$ West, following an existing fence line, a distance of 259.88 feet to the corner of an existing fence line running north and south;

Thence North $0^{\circ}55'44''$ West a distance of 499.63 feet to a point on the Latitudinal Centerline of said section 2;

Thence South $89^{\circ}42'27''$ East, along the Latitudinal Centerline of said section 2, a distance of 589.74 feet to the East 1/4 Corner of said Section 2 being marked by a 2 inch Aluminum Cap Monument stamped RMES, PLS 13023 as described in Corner Perpetuation and Filing Record of Oneida County, Instrument Number 144315;

Thence South $0^{\circ}09'55''$ West, along the East line of said section 2, a distance of 213.47 feet to the Northeast corner of the adjoining property, marked by a 1/2 inch rebar with a pink plastic cap stamped RMES, PLS. 13023;

Thence North $89^{\circ}50'05''$ West, perpendicular to said East line, a distance of 320.41 feet to the Northwest corner of the adjoining property marked by a 1/2 inch rebar with a pink plastic cap stamped RMES, PLS 13023;

Thence South $00^{\circ}09'55''$ West, parallel and 320.41 feet from the East line of said Section 2, a distance of 291.67 feet, to the POINT OF BEGINNING.

Also;

A parcel of land located in the East 1/2 of the Southwest 1/4 of Section 2, Township 12 South, Range 33 East, Boise Meridian, Oneida County, Idaho, Described as Follows:

Commencing at the Southeast Corner of Section 1, Township 12 South, Range 33 East, Boise Meridian, being marked by a 2-1/2 inch brass cap monument stamped U.S. General Land Office Survey (1919) recorded in Corner Perpetuation and Filing Records of Oneida County as Instrument Number 144318;

Thence North $89^{\circ}48'16''$ West (basis of bearing per Central Meridian of the East Zone of the Idaho State Plane Coordinate System) along the South line of said Section 1, a distance of 5279.47 feet to the Southeast Corner of Section 2, Township 12 South, Range 33 East, Boise Meridian, marked by a 2 inch Aluminum Cap stamped RMES PLS 13023 as described in Corner Perpetuation and Filing Record in Oneida County as Instrument Number 144317;

Thence North $00^{\circ}09'55''$ East, along the East line of said Section 2, a distance of 2136.06 feet to the Southeast corner of the adjoining property marked by a 2 inch Aluminum Cap Monument stamped RMES, PLS 13023;

Thence North $88^{\circ}34'47''$ West, along the South line of the adjoining property, a distance of 25.00 feet to a 1/2 inch rebar with a pink plastic cap stamped RMES, PLS 13023 the POINT OF BEGINNING;

Thence Continuing North $88^{\circ}34'47''$ West, along the South line of the adjoining property, a distance of 295.49 feet to the Southwest corner of the adjoining property marked by a 1/2 inch rebar with a pink plastic cap stamped RMES, PLS 13023;

Thence North $88^{\circ}18'37''$ West, following and the existing fence line, a distance of 259.88 feet to the corner of an existing fence line running north and south;

Thence South $0^{\circ}55'44''$ East, following an existing fence line, a distance of 1788.02 feet to a point on the Northwesterly right-of-way line of Arbon Valley Highway being a point of non-tangency with a 1392.40 foot radius curve whose center bears North $39^{\circ}22'12''$ West;

Thence following the westerly right-of-way line of the Arbon Valley Highway for the next 3 courses:

(1) following said curve in a northeasterly direction through a central angle of $48^{\circ}53'34''$ an arc length of 1188.19 feet (the chord of said curve bears North $26^{\circ}11'01''$ East a distance of 1152.47 feet) to a point 40 feet westerly,

perpendicular distance from Centerline Station 1018+00 of Federal Aid Project S-1753(2) Arbon Valley Highway Plans;

(2) North 9°05'09" East a distance of 100.11 feet to a point 25 feet westerly a perpendicular distance from Centerline Station 1019+00 of said Highway Plans;

(3) North 0°09'55" East a distance of 639.74 feet to the POINT OF BEGINNING.

Parcel 4:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 33 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 33 EAST, BOISE MERIDIAN, BEING MARKED BY A 2 1/2 INCH BRASS CAP MONUMENT STAMPED U.S. GENERAL LAND OFFICE SURVEY (1919);

THENCE NORTH 89° 48' 16" WEST (BASIS OF BEARING PER CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM) ALONG THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 5279.47 FEET TO THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 33 EAST, BOISE MERIDIAN;

THENCE NORTH 89° 41' 05" WEST ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 4964.31 FEET, TO A POINT THAT IS 320.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 2, THE POINT OF BEGINNING;

THENCE NORTH 00° 04' 39" EAST, BEING A PARALLEL AND EASTERLY OF THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 320.00 FEET;

THENCE NORTH 89° 41' 05" WEST, BEING PARALLEL AND NORTHERLY OF THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 320.00 FEET, TO A POINT OF THE WEST LINE OF SAID SECTION 2 BEING 320.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 2;

THENCE SOUTH 00° 04' 39" WEST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 320.00 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 2;

THENCE SOUTH 89° 41' 05" EAST, ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING.

THE COUNTY MAINTAINED ROADS KNOWN AS BAILY AND 15000 NORTH BAS A PRESCRIPTIVE EASEMENT OF NO LESS THAN 50 FEET WIDE PER IDAHO CODE 40-2312, WHICH AFFECTS THE SOUTH LAND WEST 25 FEET OF THE ABOVE DESCRIBED PARCEL.

Parcel 4A:

A parcel of land located in the Southwest 1/4 of Section 2, Township 12 South, Range 33 East, Boise Meridian, Oneida County, Idaho Described as follows:

Commencing at the Southeast Corner of Section 1, Township 12 South, Range 33 East, Boise Meridian, being marked by a 2-1/2 inch brass cap monument stamped U.S. General Land Office Survey (1919) recorded in the Corner Perpetuation and Filing Records of Oneida County as Instrument Number 144318;

Thence North 89°48'16" West (basis of bearing per Central Meridian of the East Zone of the Idaho State Plane Coordinate System) along the South line of said Section 1, a distance of 5279.47 feet to the Southeast Corner of Section 2, Township 12 South, Range 33 East, Boise Meridian, marked by a 2 inch Aluminum Cap stamped RMES PLS 13023 as described in Corner Perpetuation and Filing Record in Oneida County as Instrument Number 144317;

Thence North 89°41'05" West, along the South line of said Section 2, a distance of 2642.16 feet, to the point of beginning;

Thence continuing North 89°41'05" West along the South line of said Section 2, a distance of 2322.15 feet, to a point that is 320.00 feet from the Southwest corner of said Section 2, said point marked by 1/2 inch rebar with pink plastic cap stamped RMES PLS 13023;

Thence North 00°04'39" East, being parallel and 320.00 feet East of the West line of said Section 2, a distance of 320.00 feet to a 1/2 inch rebar with pink plastic cap stamped RMES PLS 13023;

Thence North 89°41'05" West, being parallel and 320.00 North of the South line of said Section 2, a distance of 320.00 feet to a point on the West line of said Section 2, marked by a 1/2 inch rebar with a pink plastic cap

stamped RMES PLS 13023, being 320.00 feet from the Southwest Corner of said Section 2;
Thence North $00^{\circ}04'39''$ East, along the West line of said Section 2, a distance of 2326.12 feet to the West 1/4 Corner of said Section 2 marked by a 2 inch Aluminum Cap Monument stamped RMES PLS 13023, recorded in the Corner Perpetuation Filing Records of Oneida County as Instrument Number 144312;
Thence South $89^{\circ}42'27''$ East, along the Latitudinal Centerline of said Section 2 a distance of 2644.17 feet, to the Center 1/4 Corner of said Section 2;
Thence South $00^{\circ}07'17''$ West, along the Meridional Centerline of said Section 2, a distance of 2647.16 feet to the point of beginning.

Subject to:

The County maintained roads known as Bailey and 15000 North which have a Prescriptive right-of-way of no less than 50 feet wide per Idaho Code 40-2312 which affects the portions of the westerly and southerly 25 feet of the above described property.

Also Subject to:

The right of way for Arbon Valley Highway as shown on Federal project S-1753(2) sheets 26,27, and 28 of 47.