

Pioneer Title Pocatello

21201259

2012 Jan 25 PM 12:48:50

Electronically Recorded by Simplifile

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January 25, 2012

CORPORATE DEED

ELECTRONICALLY RECORDED
DO NOT REMOVE THE COUNTY STAMPED
FIRST PAGE AS IT IS NOW INCORPORATED
AS PART OF THE ORIGINAL DOCUMENT.

FOR VALUE RECEIVED,

Oregon Trail Broadcasting Co, a Nevada Corporation

a corporation duly organized and existing under the laws of the State of, grantor, does hereby Grant, Bargain, Sell and Convey unto

Intermountain West Communications Properties, Inc.

whose address is: 1500 Foremaster Lane, Las Vegas, Nevada 89101, grantee, the following described real estate, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee, Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, The Grantor pursuant to a resolution of its board of Directors has caused its corporate name to be hereunto subscribed by its officer and its corporate seal to be affixed by its officer this.

Oregon Trail Broadcasting Co

By: [Signature]

STATE OF NEVADA
COUNTY OF CLARK

)
ss.
)

On this 23 day of January, in the year of 2012, before me, the undersigned, a notary public, personally appeared RALPH TODDRE known or identified to me to be the PRESIDENT of the corporation that executed the instrument or the person/persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



[Signature]

Notary Public of
Residing at
Commission expires:

RECEIVED

MAR 20 2012

Department of Water Resources
Eastern Region

[Signature]

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Oregon Trail Broadcasting Co

By:

STATE OF NEVADA
COUNTY OF CLARK

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Fran Galt

Notary Public of
Residing at
Commission expires:

RK

Range 35 East, Boise Meridian, Bannock County, Idaho, a portion of the land described in instrument no. 542515 of the records of Bannock County, Idaho, describe as follows:

Commencing at the South quarter corner of Section 7, Township 7 South, Range 35 East, Boise Meridian; thence South $89^{\circ}21'33''$ East along the South line of Section 7 for a distance of 387.32 feet to an intersection with the Northeasterly right of way line Bannock Highway, the true point of beginning;

thence continuing South $89^{\circ}21'33''$ East along the said South line for a distance of 2255.99 feet to the Southeast corner of said Section 7; thence North $00^{\circ}17'55''$ East along the East line of said Section 7 for a distance of 24.93 feet, more or less, to an intersection with the center of the Portneuf River;

thence Northwesterly following the center of the Portneuf River for a distance of 1897.0 feet, more or less, to an intersection with the East boundary of the Portneuf River flood control levee, described in instrument no. 425621 of the records of Bannock County, from said intersection the South quarter corner of Section 7 bears South $60^{\circ}06'00''$ West a distance of 1376.03 feet;

thence Southeasterly along the Easterly boundary of the flood control levee, following 218.24 foot radius, non-tangent curve, through a central angle of $10^{\circ}30'36''$ for an arc distance of 40.03 feet to a point of tangency (the chord of the afore described curve bears South $45^{\circ}56'45''$ East 39.98 feet);

thence continuing along the said Easterly boundary of the flood levee, South $03^{\circ}14'00''$ East for a distance of 380.90 feet to an angle point; thence South $67^{\circ}15'00''$ West along the said Easterly boundary for a distance of 153.28 feet to an angle point; thence North $22^{\circ}49'53''$ West along the said Easterly boundary for a distance of 68.34 feet to an intersection with the Southeasterly boundary of the land of School District 25;

thence South $60^{\circ}15'27''$ West along the Southeasterly boundary of the said school land for a distance of 481.55 feet;
thence North $89^{\circ}21'33''$ West along the South boundary of the

of 74.88 feet to the point of beginning.

EXCEPTING THEREFRO...

A parcel of land in the SW1/4 SE1/4 of Section 7, Township 7 South, Range 35 East, Boise Meridian, Bannock County, Idaho, a portion of the land described in instrument no. 542515 of the records of Bannock County, Idaho, described as follows:

Commencing at the South 1/4 corner of Section 7, Township 7 South, Range 35 East, Boise Meridian; thence North 00° 24'00" West a distance of 50.0 feet along the meridional centerline of Section 7; thence South 89°59'27" East a distance of 654.95 feet, more or less, to a 1/2-inch iron rod tagged "LS 4430" being 50 feet North of the South line of Section 7 and is the Southeast corner of School District 25 property in deed no.383657, said point being the true point of beginning;

thence North 59°46'00" East a distance of 594.70 feet along the Southeast boundary of deed no. 383657 to a 5/8-inch iron pin; thence South 42°50'27" West a distance of 415.10 feet; thence North 88°45'48" West a distance of 231.55 feet to the true point of beginning.



East, Boise Meridian, Bannock County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of Section 18, a found Bannock County Monument-Instr# 607517, the True Point of Beginning;

Thence North $89^{\circ}25'29''$ West (Rec. West) along the North line of Section 18 a distance of 1,326.55 feet to a point from which the North Quarter of Section 18— Instr# 768900 bears North $89^{\circ}25'29''$ West and is 1,316.42 distant; thence South $12^{\circ}27'55''$ East a distance of 133.57 feet; thence South $0^{\circ}30'31''$ West a distance of 209.93 feet to the South line of Instr# 349148;

Thence South $89^{\circ}25'34''$ East (Rec. East) along the South line of Instr# 349148 a distance of 1,298.49 feet to the East line of Section 18; thence North $0^{\circ}11'04''$ East along the East line of Section 18 a distance of 340.03 feet (Rec. North $0^{\circ}27'$ West 340.0 feet) to the True Point of Beginning.



South, Range 35 East, Boise Meridian, Bannock County, Idaho,
described as follows:

Commencing at the Northeast corner of Section 18, Township 7
South, Range 35 East, Boise Meridian; thence South 00°
 $23'00''$ East along the East line of Section 18 for a distance
of 340.0 feet to the Northeast corner of the land described
in instrument no. 802529, the true point of beginning;

thence South $89^{\circ}55'00''$ West along the North boundary of the
land described in instrument 802529 for a distance of 621.15
feet; thence South $00^{\circ}23'00''$ East for a distance of 253.98
feet to a point in the South boundary line of the land
described in instrument no. 802529;

thence South $89^{\circ}28'24''$ West along the said South boundary
line for a distance of 342.40 feet to the Northeast corner
of the land described in instrument no. 96003317; thence
South $00^{\circ}03'00''$ East along the East boundary line of the
lands described in instruments no. 96003317 and 792189 for a
distance of 394.17 feet; thence North $89^{\circ}42'54''$ East along
the North boundary line of the land described in instrument
no. 778733 for a distance of 475.84 feet to the Southwest
corner of the land described in instrument no. 96000187;

thence North $00^{\circ}23'00''$ West along the West boundary line of
the land described in instrument no. 96000187 for a distance
of 446.16 feet; thence North $89^{\circ}55'00''$ East along the South
boundary line of the land described in instrument no. 802529
for a distance of 490.0 feet to a point on the East line of
Section 18; thence North $00^{\circ}23'00''$ West for a distance of
202.96 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress, described
as follows:

Commencing at the Northeast corner of Section 18, Township 7
South, Range 35 East, Boise Meridian; thence South 00°
 $23'00''$ East along the East line of Section 18 for a distance
of 340.0 feet to the Northeast corner of the land described
in instrument no. 802529; thence South $89^{\circ}55'00''$ West along
the North boundary of the land described in instrument no.
802529 for a distance of 621.15 feet; thence South 00°
 $23'00''$ East for a distance of 202.97 feet to the true point
of beginning.

a point in the Northeasterly right of way line of the Bannock Highway; thence South $45^{\circ}05'29''$ East along the said right of way line for a distance of 53.36 feet to the Northwest corner of the land described in instrument no. 96003317;

thence North $66^{\circ}30'06''$ East for a distance of 528.84 feet to the Northeast corner of the land described in instrument no. 96003317; thence North $89^{\circ}28'24''$ East along the South boundary line of the land described in instrument no. 802529 for a distance of 342.40 feet; thence North $00^{\circ}23'00''$ West for a distance of 51.01 feet to the point of beginning.

