

CORRECTED*
WARRANTY DEED

FOR VALUABLE CONSIDERATION RECEIVED Larry D. Reynolds and Barbara Reynolds, husband and wife Grantor(s), do hereby grant, bargain, sell and convey unto Ronald Inskip JR, a single man Grantee(s), whose current address is 3401 West 2850 North, Moore, ID 83255, the following described real estate situated in Butte County, State of Idaho, to wit:
See Exhibit A attached hereto and made a part hereof.

*Re-recorded to correct legal description

NO. 0038379
RE - RECORDED

AUG 06 2002

9:45 AM
BUTTE COUNTY RECORDER
Sayla Wernke

TO HAVE AND TO HOLD the above described premises, together with all tenements, hereditaments and appurtenances thereto belonging, unto the Grantee, his heirs, assigns and assigns forever, Grantor does hereby covenant to and with the Grantee that he/she is the owner in fee simple of said premises and that he/she will warrant and defend the same from all lawful claims whatsoever

DATED: April 15/2002*Larry D. Reynolds*
Larry D. Reynolds*Barbara Reynolds*
Barbara ReynoldsSTATE OF ~~California~~ IdahoCOUNTY OF Butte

THIS SPACE FOR COUNTY RECORDERS USE ONLY

On this 17th day of April, 2002 before me the undersigned, a Notary Public in and for the State personally appeared Larry D. Reynolds and Barbara Reynolds, Husband and Wife, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same

Lyle B. Boyer
Notary Public
Residing at: Arco, ID
My Commission Expires: 5-31-2003

NO. 0038092
RECORDED

APR 18 2002

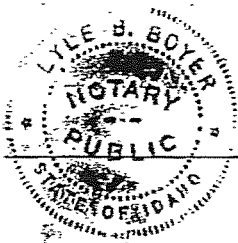
AM 2:32 PM
BUTTE COUNTY RECORDER
m. T. Parker

EXHIBIT A

PARCEL I

A parcel of land generally described as being a portion of the NE1/4SE1/4 SECTION 8, TOWNSHIP 4 NORTH, RANGE 26 EAST, Boise Meridian, BUTTE County, Idaho, and also referred to as Tax No. 37-72 and a portion of Tax No. 38-72 and being more particularly described as follows:

Beginning at the East Quarter corner of Section 8; thence ^{West} East along the North boundary line of NE1/4SE1/4 of said Section 8, 210 feet, more or less, to the East line of property deeded to Arlan D. and Lorraine A. Fries, Husband and Wife, by Warranty Deed recorded July 25, 1996, under Instrument No. 30423, records of Butte County, Idaho, thence South 245 feet; thence West 200 feet; thence South 955 feet; thence East 410 feet, more or less, to the East line of said Section 8; thence North 1200 feet to the Point of Beginning.

SUBJECT TO: A county road right-of-way on the North line of this land description.

PARCEL II

TOWNSHIP 4 NORTH, RANGE 26 EAST of the Boise Meridian, BUTTE County, Idaho.

SECTION 17: NE1/4NE1/4 and a parcel of land generally described as being a portion of the E1/2SE1/4 of Section 8, Township 4 North, Range 26 East of the Boise Meridian, Butte County, Idaho, and being a portion of Tax No. 38-72 and being more particularly described as follows:

Commencing at the E1/4 corner of said Section 8, thence South along the East boundary of said Section 8, 1200 feet, to the Point of Beginning of this land description, thence continuing South 1440 feet, more or less, to the Southeast corner of Section 8; thence ^{West} East 1320 feet, more or less, to the SW corner of the E1/2SE1/4 of said Section 8; thence North along the West boundary of the SE1/4SE1/4 of said Section 1170 feet, more or less, to the Southwest corner of property deeded to Arlan D. and Lorraine A. Fries by Warranty Deed recorded July 25, 1996, under Instrument No. 30423; records of Butte County, Idaho; thence East 910 feet; thence North 270 feet; thence East 410 feet, more or less, to the Point of Beginning.

Sec 8: SE⁴

400 ft. = 1 inch



Section 39.4

200 Ft. = 1 inch.

1994

Section 12

Copyright, 1967, James Hamilton Adair, Flint, Michigan

151 REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS DOCUMENT IS INTENDED TO BE A LEGALLY BINDING AGREEMENT. DO NOT SIGN THIS DOCUMENT UNLESS IT IS FULLY COMPLETED AND YOU COMPLETELY UNDERSTAND BOTH THE FRONT AND BACK OF IT. YOU SHOULD CONSULT YOUR ATTORNEY BEFORE YOU SIGN THIS AGREEMENT OR ANY OTHER DOCUMENT THAT IS INTENDED TO BE A LEGALLY BINDING AGREEMENT.

AGREEMENT. The undersigned buyer(s) agree to buy, and the undersigned seller(s) agree to sell, the property described below, at the price and terms described herein.

Buyer's Signature: [Signature] Date: 1-25-02 Seller's Signature: SEE SIGNATURES Date: 1-25-02
Buyer's Signature: [Signature] Date: 1-25-02 Seller's Signature: AT BOTTOM OF PAGE Date: 1-25-02

State of IDAHO)
County of BUTTE) ss.

On this 31 day of Jan, 2002, before the undersigned, a Notary public, personally appeared LARRY D. BARBERA, known to me to be the person(s) who signed this agreement and acknowledged to me that he executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for IDAHO Residing at [Address] My bond expires 10-20-03

SPECIFIC TERMS AND DETAILS OF AGREEMENT:

1 Legal Description: GUPAN R266B1 SECT 8; SEHSEH; PRINCIPAL T337-22, T338-22; SECT 17, NEHSEH (TOTAL OF 70 ACRES)

2 Property Address: Rt 1 MOORE, (City) BUTTE (County), Idaho.

3 Amount of Earnest Money: Five Hundred Fifty & no/100 (\$ 550.00) Receipt Acknowledged by: [Signature]

4 Form of Earnest Money: ☒ Personal Check ☐ Cashiers Check ☐ Cash ☐ Promissory Note ☐ Other (Describe in "Additional Terms of Purchase").

5 Total Price of Property: TWENTY THOUSAND DOLLARS (\$ 20,000.00)

6 Financing: ☐ Cash ☐ FHA ☒ VA ☐ IHA ☒ Conventional ☐ Assume Seller's Loan ☐ Seller Financing (Describe in "Additional Financing Terms", below)

7 Down Payment: NA

8 Additional Financing Terms: NA

9 Contingencies: ☐ None (No Contingencies Apply) ☒ Yes ☐ No
Contingent on Financing: ☒ Yes ☐ No
Contingent on sale of buyer's home: ☐ Yes ☒ No
Other Contingency (Describe in "Additional Financing Terms"): ☐ Yes ☒ No
Maximum interest rate for Buyer's loan: NA %
Maximum number of points: 0
Seller is obligated to pay: 0
Maximum cost of lender/code repairs to be paid by Seller: \$ 0
Property to remain on market: ☐ Yes ☒ No

10 Date of closing: 02-28-2002 Date of Possession: 02-28-2002

11 Closing to be performed by: JOHN D. BARBERA

12 Title Insurance to be provided by (Title Company): JOHN D. BARBERA

13 Property Specifically INCLUDED in Sale: 70 ACRES OF WATER RIGHT # 34-1022A

14 Property Specifically EXCLUDED from Sale: VINE

15 Offer subject to Acceptance by (Date): JAN 31, 02 (Time) NOON

16 Listing Broker: [Signature] Selling Broker: [Signature]

17 Responsible Broker: [Signature] Amount of Commission: 6.70

18 REPRESENTATION CONFIRMATION: Check one (1) box in Section 1 below and one (1) box in Section 2 below to confirm that in this transaction, the brokerage(s) involved had the following relationship(s) with the BUYER(S) and SELLER(S).

Section 1:
A. ☐ The broker working with the BUYER(S) is acting as an AGENT for the BUYER(S).
B. ☐ The broker working with the BUYER(S) is acting as a LIMITED DUAL AGENT for the BUYER(S).
C. ☒ The broker working with the BUYER(S) is acting as a NONAGENT for the BUYER(S).
Section 2:
A. ☐ The broker working with the SELLER(S) is acting as an AGENT for the SELLER(S).
B. ☐ The broker working with the SELLER(S) is acting as a LIMITED DUAL AGENT for the SELLER(S).
C. ☒ The broker working with the SELLER(S) is acting as a NONAGENT for the SELLER(S).

Each party signing this document confirms that he or she has received, read and understood the Agency Disclosure Brochure and has elected the relationship confirmed above. In addition, each party confirms that the broker's agency office policy was made available for inspection and review.
EACH PARTY UNDERSTANDS THAT HE OR SHE IS A "CUSTOMER" AND IS NOT REPRESENTED BY A BROKER UNLESS THERE IS A SIGNED WRITTEN AGREEMENT FOR AGENCY REPRESENTATION.

19 Parties to Transaction:
Buyer's Name(s): SUSAN CORTAZAR & RIMOLDI
Address: P.O. Box 114

City, State, Zip: SPRINGFIELD, ID 83277

Seller's Name(s): LARRY D. AND BARBARA C. BARBERA

Address: 6540 E AVE 1400

City, State, Zip: WINNETKA, CA 93618

20 Additional Terms of Purchase: COAST GUARANTEE 1100A FINANCING
HOWEVER BUYER HAS OTHER ASSETS TO INCLUDE FOR FINANCING.

Buyer hereby receipts for a copy of this agreement with the seller's signature showing seller's acceptance of offer OR agent certifies that the buyer's copy with seller's acceptance was sent to buyer via certified mail.
Signature: [Signature] Date: 1-31-02
The provisions on the BACK of this form are also a part of this agreement. Buyer's Initials: [Initials] Seller's Initials: [Initials]