

**WARRANTY DEED**

THIS INDENTURE is made this 26<sup>th</sup> day of July, 2008, between **LARRY S. ELLIOTT** and **ELEANOR A. ELLIOTT**, husband and wife, and **L. ALAN PRATT** and **RITA E. PRATT**, d/b/a **PRATT & ELLIOTT**, an Idaho general partnership of 3034 W. 1300 S. and 2988 W. 1400 S., Aberdeen, ID 83210, herein designated as Grantor, and **PEP, LLC**, of P.O. Box 648, Aberdeen, ID 83210, herein designated as Grantee:

Grantor, for valuable consideration, does by these presents, Grant, Bargain, Sell and Convey and Confirm unto Grantee and its heirs or assigns forever, the following described premises in the County of Bingham, State of Idaho, bounded and more particularly described as follows, to-wit:

Township 4 South, Range 30 East, Boise Meridian, Bingham County, Idaho

Section 21: S  $\frac{1}{2}$  SW  $\frac{1}{4}$   
 Section 25: SW  $\frac{1}{4}$ ; W  $\frac{1}{2}$  SE  $\frac{1}{4}$ ; SW  $\frac{1}{4}$  NE  $\frac{1}{4}$   
 Section 26: NE  $\frac{1}{4}$  SE  $\frac{1}{4}$   
 Section 27: W  $\frac{1}{2}$ ; NW  $\frac{1}{4}$  NE  $\frac{1}{4}$   
 Section 28: E  $\frac{1}{2}$ ; E  $\frac{1}{2}$  NW  $\frac{1}{4}$   
 Section 36: W  $\frac{1}{2}$

Township 5 South, Range 30 East, Boise Meridian, Bingham County, Idaho

Section 1: W  $\frac{1}{2}$

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs or assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said

premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Date: 7-28-08

By: L. Alan Pratt  
L. Alan Pratt, Individually and as General  
Partner of Pratt & Elliott

Date: 7-28-08

By: Rita E. Pratt  
Rita E. Pratt, Individually and as General  
Partner of Pratt & Elliott

Date: 7/25/2008

By: Larry S. Elliott  
Larry S. Elliott, Individually and as General  
Partner of Pratt & Elliott

Date: 7/28/2008

By: Eleanor A. Elliott  
Eleanor A. Elliott, Individually and as General  
Partner of Pratt & Elliott

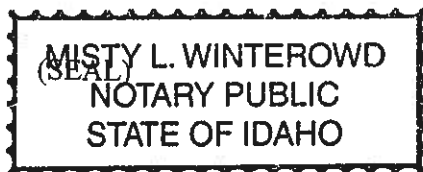
STATE OF IDAHO

County of Bingham

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On this 28<sup>th</sup> day of July, 2008, before me, the undersigned Notary Public in and for said county and state, personally appeared L. Alan Pratt and Rita E. Pratt, husband and wife, and Larry S. Elliott and Eleanor A. Elliott, husband and wife, 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 as individuals and as general partners of Pratt & Elliott, an Idaho General Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Misty L. Winterowd  
NOTARY PUBLIC for Idaho  
Residing at: Residing in: Blackfoot, ID  
Commission Expires: 3-25-2010