

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is executed to be effective as of this 21 day of April, 2008, by and between **DREDGE & SON**, an Idaho General Partnership, c/o Louis S. Dredge, 497 North 600 West, Malad City, Idaho, (hereinafter "Seller"), and **MALAD CITY, IDAHO**, a municipal subdivision of the State of Idaho, 59 Bannock Street, Malad City, Idaho (hereinafter "Buyer").

RECITALS:

WHEREAS, Seller is the owner of certain real property located in Oneida County, Idaho as more particularly described in Exhibit "A," which is attached hereto and incorporated hereby (hereinafter "Property"); and

WHEREAS, Seller desires to sell to Buyer and Buyer desires to purchase from Seller the Property, upon the terms, conditions and provisions set forth in this Agreement.

AGREEMENTS:

NOW, THEREFORE, in consideration of the promises, covenants, representations and warranties set forth in this Agreement, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. Definitions. The following terms have the following meanings when used in this Agreement:

"Agreement". This Purchase and Sale Agreement, including all exhibits attached to this Agreement.

"Business Day". A day other than a Saturday, Sunday or day on which banking institutions in the City of Malad, Idaho are authorized or required by law or executive order to be closed.

"Cash". United States currency represented by cash in hand, certified or cashier's check, or other readily available funds.

"Closing". The consummation of the Transaction, as evidenced by the delivery of all required funds and documents to Escrow Agent and the disbursement or delivery of such funds and documents by Escrow Agent in accordance with this Agreement and any other consistent instructions.

"Closing Date". The date upon which Closing occurs, to be on or before February 15, 2008 or a later date as the parties may agree to in writing.

"Earnest Money Deposit". The funds to be deposited by Buyer with Escrow Agent (and all accrued interest thereon) in accordance with Section 3.1 of this Agreement. Escrow Agent shall invest the Earnest Money Deposit in a federally-insured, interest-bearing account.

"Effective Date". The date of this Agreement.

"Escrow". The escrow to be created in accordance with this Agreement.

"Escrow Agent". Northern Title Company, Malad City, Idaho.

"Permitted Exceptions". All real property taxes and assessments, all existing patent reservations, easements, rights of way, protective covenants and other matters of record, all applicable zoning ordinances, building codes, laws and regulations, all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property, and all other matters affecting title to the Property approved or waived by Buyer in accordance with this Agreement.

"Property". The land described in *Exhibit A* attached to this Agreement, the improvements located on the land including all fixtures attached thereto, and any easements, rights of way, water rights, mineral rights and appurtenances running with or pertaining to the land. There is no personal property included in this transaction.

"Purchase Price". The total purchase price to be paid by Buyer for the Property, as set forth in Section 3 of this Agreement.

"Transaction". The purchase and sale of the Property contemplated by this Agreement.

2. Definitive Agreement for Purchase and Sale of Property. Upon full execution, this Agreement will be a binding agreement between Buyer and Seller for the purchase and sale of the Property on the terms, conditions and provisions set forth in this Agreement. This Agreement supersedes all other written or oral agreements between Buyer and Seller concerning the Transaction. If Buyer and Seller execute any separate escrow instructions with respect to the Transaction on Escrow Agent's form, as may be modified by Buyer and/or Seller in the sole discretion of each, and if there is any conflict or inconsistency between any provision of such escrow instructions and any provision of this Agreement, the provision of this Agreement will control.

3. Purchase Price and Method of Payment. The Purchase Price is TWELVE THOUSAND DOLLARS (\$12,000.00), payable as follows:

3.1 \$0, in Cash, as the Earnest Money Deposit, to be deposited by Buyer with Escrow Agent contemporaneously with the delivery to Escrow Agent of a fully-executed original of this Agreement; and

3.2 The balance of the Purchase Price, in Cash, as additional funds to be deposited by Buyer with Escrow Agent at or before Closing and paid to Seller at Closing.

4. Disposition of Earnest Money Deposit. If the Transaction is consummated, the Earnest Money Deposit must be paid to Seller and applied against the Purchase Price. If the Transaction is not consummated, Seller and Buyer hereby instruct Escrow Agent to apply the Earnest Money Deposit as follows:

4.1 If this Agreement is terminated as provided in this Agreement for any reason other than Buyer's failure to perform Buyer's obligations under this Agreement, the Earnest Money Deposit must be paid immediately to Buyer.

4.2 If Buyer fails to perform any of Buyer's obligations under this Agreement, the Earnest Money Deposit must be paid to Seller as provided in Section 11.

5. Buyer's Conditions Precedent. Buyer's obligations to purchase the Property and otherwise perform under this Agreement are contingent upon satisfaction of the conditions precedent set forth below, which constitute conditions precedent only and not covenants of Seller.

5.1 Title Commitment. Escrow Agent shall issue and deliver to Buyer and Seller a commitment for title insurance with respect to the Property disclosing all matters of record and other matters of which Escrow Agent has knowledge which relate to the title to the Property, detailing Escrow Agent's requirements for closing the Escrow, committing to issue to Buyer an ALTA Standard Owner's Policy of Title Insurance with respect to the Property, and providing legible copies of all instruments referred to in the report (collectively, the "Commitment"). Buyer has fourteen (14) days after the Effective Date or after receipt of the Commitment, whichever occurs later, to review and to object in writing to any easements, liens, encumbrances or other exceptions or requirements in the Commitment (the "Title Objections"). If Buyer does not approve the Commitment or object within the time specified, then the condition of title to the Property reflected on the Commitment will be deemed approved. If the Title Objections are made within the time specified, Seller may attempt to eliminate the matters covered by the Title Objections by or before the Closing Date. If Seller is unable or unwilling to eliminate the matters covered by the Title Objections by or before the Closing Date upon terms acceptable to Buyer, Seller shall so notify Buyer, and Buyer may either waive the Title Objections that Seller was unable or unwilling to eliminate or terminate this Agreement.

5.2 Amendments to Title Commitment. If the Commitment is amended by Escrow Agent, Escrow Agent shall immediately deliver to Buyer and Seller the amendment and provide legible copies of all additional instruments referred to in the amendment (collectively, the "Amendment"). Buyer has five (5) days from the date of Buyer's receipt of the Amendment or through the Closing Date, whichever occurs earlier (but in no event earlier than expiration of the fourteen (14) day period provided for in Section 5.1), to review and to object in writing to any easements, liens, encumbrances, or other exceptions or requirements in the Amendment which were not disclosed by the Commitment or a previous Amendment ("Additional Title Objections"). If Buyer does not approve the Amendment or object within the time specified, then the condition of title to the Property reflected on the Amendment will be deemed approved. If the Additional Title Objections are made within the time specified, Seller may attempt to eliminate the matters covered by the Additional Title Objections by or before the Closing Date. If Seller is unable or unwilling to eliminate the matters covered by the Additional Title Objections by or before the Closing Date upon terms acceptable to Buyer, Seller shall so notify Buyer, and Buyer may either waive the Additional Title Objections that Seller was unable or unwilling to eliminate or terminate this Agreement.

5.3 Title Insurance Policy. At Closing, Escrow Agent shall commit to issue to and in favor of Buyer a Standard Residential Owner's Policy of Title Insurance with respect to the Property in the amount of the Purchase Price, insuring fee simple title to the Property in Buyer effective on the Closing Date, subject to the standard exclusions and exceptions in such form of policy and subject to the Permitted Exceptions (the "Title Policy").

6. Closing.

6.1 Time and Place. Closing will take place in the offices of Escrow Agent on the Closing Date.

6.2 Seller's Closing Deliveries. At Closing, Seller shall deliver to Escrow Agent:

6.2.1 A Warranty Deed in the form of *Exhibit B* attached to this Agreement, fully executed and properly acknowledged by Seller, conveying the real property portion of the Property to Buyer subject to the Permitted Exceptions;

6.2.2 Any other funds, instruments or documents as may be reasonably requested by Buyer or Escrow Agent or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments or documents are subject to parties' prior approval, which approval may not be unreasonably withheld, conditioned or delayed).

6.3 Buyer's Closing Deliveries. At Closing, Buyer shall deliver to Escrow Agent:

6.3.1 The funds required by Section 3 of this Agreement; and

6.3.2 Any other funds, instruments or documents as may be reasonably requested by Seller or Escrow Agent or reasonably necessary, to effect or carry out the purposes of this Agreement (which funds, instruments or documents are subject to the parties' prior approval, which approval may not be unreasonably withheld, conditioned or delayed).

6.4 Closing Costs. Seller shall pay the premium for the Title Policy. Buyer will pay the additional premiums required for any extended coverage or endorsements requested by Buyer. Escrow fees will be split equally between Buyer and Seller. Real property taxes and assessments and other items customarily prorated in Oneida County, Idaho, will be prorated as of the Closing Date based on the latest available figures. Any items that have been prorated based on the latest available figures shall be reconciled after the Closing Date when actual figures are available, with an appropriate adjustment to be made between Seller and Buyer. Each party must bear its own costs (including attorneys' fees) in connection with its negotiation, due diligence investigation and conduct of the Transaction. All other costs associated with the Transaction must be borne by the parties in accordance with custom in Oneida County, Idaho, as determined by Escrow Agent, unless otherwise specified in this Agreement.

6.5 Possession. Buyer will be entitled to possession of the Property on the Closing Date.

7. Seller's Representations and Warranties. Seller represents and warrants to Buyer that:

7.1 Authority. Seller has full power and authority to enter into this Agreement and complete the Transaction.

7.2 Binding Agreement. Upon Seller's execution of this Agreement, this Agreement will be binding and enforceable against Seller in accordance with its terms, and upon Seller's execution of the additional documents contemplated by this Agreement, they will be binding and enforceable against Seller in accordance with their terms.

7.3 Title. Seller has fee title to the Property, subject to the Permitted Exceptions.

7.4 No Violations. Seller has not received notice of any violation with regard to any applicable law, regulation, ordinance, requirement, covenant, condition or restriction relating to the present use, occupancy or condition of the Property from any person, authority or agency having jurisdiction over the Property.

The foregoing representations and warranties must be true, correct and complete on and as of the Effective Date and on and as of the Closing Date. All representations and warranties by Seller set forth in this Agreement will survive the consummation of this Agreement and the delivery and recordation of the deed described in Section 6.2.1.

7.5 Fence. Buyer shall cause to be erected a fence around the perimeter of the Property so as to enclose the Property. Said fence shall be constructed to the same standard as proximate fences. The Buyer shall cause to relocate Seller's barbed-wire gate to a location mutually agreeable to the parties.

8. Buyer's Representations and Warranties. Buyer represents and warrants to Seller that:

8.1 Authority. Buyer has full power and authority to enter into this Agreement and complete the Transaction.

8.2 Binding Agreement. Upon Buyer's execution of this Agreement, this Agreement will be binding and enforceable against Buyer in accordance with its terms, and upon Buyer's execution of the additional documents contemplated by this Agreement, they will be binding and enforceable against Buyer in accordance with their terms.

8.3 Investigation of Property. Buyer has been or will be permitted access to the Property and may inspect the Property prior to Closing.

8.4 No Oral Representations. Buyer hereby acknowledges that neither Seller nor any person acting on behalf of Seller has made any representation, warranty, guaranty or promise concerning the Property, whether oral or written, except as set forth in this Agreement.

The foregoing representations and warranties must be true, correct and complete on and as of the Effective Date and on and as of the Closing Date. All representations and warranties by

Buyer set forth in this Agreement will survive the consummation of this Agreement and the delivery and recordation of the deed described in Section 6.2.1.

9. Broker's Commission. Concerning any brokerage commission, Seller and Buyer agree as follows:

9.1 Seller and Buyer warrant, each to the other, that they have not dealt with any broker, realtor or finder in connection with the Transaction.

9.2 Seller shall and does hereby indemnify Buyer against, and agrees to hold Buyer harmless from, any claim, demand or suit for any brokerage commission, finder's fee or similar charge with respect to the execution of this Agreement or the Transaction based on any act by or agreement or contract with Seller, and for all losses, obligations, costs, expenses and fees (including attorneys' fees) incurred by Buyer on account of or arising from any such claim, demand or suit.

9.3 Buyer shall and does hereby indemnify Seller against, and agrees to hold Seller harmless from, any claim, demand or suit for any brokerage commission, finder's fee or similar charge with respect to the execution of this Agreement or the Transaction based on any act by or agreement or contract with Buyer, and for all losses, obligations, costs, expenses and fees (including attorneys' fees) incurred by Seller on account of or arising from any such claim, demand or suit.

10. Risk of Loss. The risk of loss will be upon Seller until Closing. In the event of any material loss or damage to or condemnation of the Property prior to Closing, Buyer may terminate this Agreement. If Buyer waives any material loss or damage to or condemnation of the Property and proceeds to consummate the Transaction, or in the event of an immaterial loss, damage or condemnation, Seller shall, at Closing and as a condition precedent to Closing, pay to Buyer the amount of any insurance or condemnation proceeds attributable to the Property which have been received by Seller and assign to Buyer as of Closing all rights or claims to proceeds payable thereafter.

11. Remedies.

11.1 If Seller fails to perform any of Seller's obligations under this Agreement and that failure continues for five (5) days after Seller's receipt of written notice from Buyer, Buyer may, as Buyer's sole remedy for Seller's failure, either: (i) terminate this Agreement in accordance with Section 12; or (ii) bring an appropriate action for specific performance of this Agreement.

11.2 If Buyer fails to perform any of Buyer's obligations under this Agreement and that failure continues for five (5) days after Buyer's receipt of written notice from Seller, the Earnest Money Deposit must be paid immediately to Seller, and Seller may, as Seller's remedies for Buyer's failure, either: (i) terminate this Agreement in accordance with Section 12 in which case the Earnest Money Deposit will constitute Seller's liquidated damages, Seller and Buyer hereby agreeing that it would be impracticable and extremely difficult to fix the amount of Seller's actual damages and further agreeing that the Earnest Money Deposit is a reasonable estimate of the amount Seller might be damaged as a result of Buyer's failure to perform under

this Agreement; (ii) bring an appropriate action for specific performance of this Agreement; (iii) bring an appropriate action for any damages incurred by Seller as a result of such failure; and/or (iv) pursue any other remedies available to Seller under this Agreement, at law or in equity.

12. Termination. If Buyer or Seller elects to terminate this Agreement as provided under this Agreement, the terminating party shall give written notice of the termination to the other party and Escrow Agent. Upon termination by a party as provided in this Agreement, Escrow Agent shall disburse the Earnest Money Deposit in accordance with Section 4 and return all documents deposited in the Escrow to the party who supplied the documents. Upon delivery of such money and documents, this Agreement and the Escrow will be deemed terminated, and except as provided in this Agreement neither party will have any further liability or obligation under this Agreement.

13. Attorneys' Fees. If there is any litigation or other action taken by any party to enforce or interpret any provisions of or rights arising under this Agreement, the defaulting party shall pay to the other party all costs and expenses, including but not limited to reasonable attorney fees and costs, which the other party may incur in enforcing this Agreement or in pursuing any remedy allowed by law, whether such is incurred by the filing of suit or otherwise.

14. Notices. Any notice given in connection with the Transaction must be in writing and must be given by personal delivery, overnight delivery, confirmed facsimile or United States certified or registered mail with postage prepaid and return receipt requested, addressed to Seller or Buyer at the following addresses (or at another address as Seller or Buyer or the person receiving copies may designate in writing):

Seller: DREDGE & SON, an Idaho General Partnership
c/o Louis S. Dredge
497 N. 600 W.
Malad, Idaho 83252

Buyer: MALAD CITY, IDAHO
59 Bannock Street
Malad, Idaho 83252

Escrow Agent: NORTHERN TITLE

20 North Main

Malad, Idaho 83252

Notice is deemed to have been given on the date the notice is delivered by personal delivery or by confirmed facsimile or on the date the notice is deposited with an overnight delivery service or in the United States mail. Notice is deemed to have been received on the date the notice is actually received or delivery is refused. Copies of all notices given to Seller or Buyer must be given to Escrow Agent.

15. Escrow Cancellation Charges. If the Escrow fails to close because of Buyer's default, Buyer will be liable for any escrow and title commitment cancellation charges by Escrow Agent. If the Escrow fails to close because of Seller's default, Seller will be liable for any such cancellation charges by Escrow Agent. If the Escrow fails to close through no fault of either Seller or Buyer, any such cancellation charges by Escrow Agent shall be divided equally between Seller and Buyer.

16. Additional Acts. The parties agree to execute promptly all other documents and perform all other acts as may be reasonably necessary to carry out the purpose and intent of this Agreement.

17. Business Days. If this Agreement requires any act to be done or action to be taken on a date which is not a Business Day, that act or action will be deemed to have been validly done or taken if done or taken on the next succeeding Business Day.

18. Waiver. The waiver by any party to this Agreement of any right granted to it under this Agreement is not a waiver of any other right granted under this Agreement, nor may any waiver be deemed to be a waiver of a subsequent right obtained by reason of the continuation of any matter previously waived.

19. Survival. All of the covenants, agreements, representations and warranties set forth in this Agreement survive Closing, and do not merge into any deed, assignment or other instrument executed or delivered under this Agreement.

20. Counterparts/Facsimile. This Agreement may be executed in counterparts, each of which is deemed an original but all of which constitute one and the same instrument. The signature pages may be detached from each counterpart and combined into one instrument. This Agreement may be signed and delivered by facsimile which shall be effective as an original.

21. Successors and Assigns. This Agreement is binding upon and inures to the benefit of the parties to this Agreement and their respective successors and assigns. The foregoing notwithstanding, if Buyer assigns its rights under this Agreement, Buyer shall remain primarily liable for the performance of all Buyer's obligations under this Agreement.

22. **Entire Agreement.** This Agreement sets forth the entire understanding of the parties with respect to the matters set forth in this Agreement as of the Effective Date; it supersedes all prior oral or written agreements of the parties as to the matters set forth in this Agreement; and it cannot be altered or amended except by an instrument in writing, signed by Buyer and Seller.

23. **Construction.** This Agreement is the result of negotiations between the parties, neither of whom has acted under any duress or compulsion, whether legal, economic or otherwise. Accordingly, the terms and provisions of this Agreement must be construed in accordance with their usual and customary meanings. Seller and Buyer hereby waive the application of any rule of law which otherwise would be applicable in connection with the construction of this Agreement that ambiguous or conflicting terms or provisions should be construed against the party who (or whose attorney) prepared the executed Agreement or any earlier draft of this Agreement.

24. **Headings.** The headings in this Agreement are for reference only and do not limit or define the meaning of any provision of this Agreement.

25. **No Third Party Beneficiary.** No term or provision of this Agreement or the exhibits to this Agreement is intended to be, nor may any term or provision be construed to be, for the benefit of any person, firm, corporation or other entity not a party to this Agreement (including, without limitation, any broker), and no other person, firm, corporation or entity has any right or cause of action under this Agreement.

26. **Severability.** If any provision of this Agreement or any portion of any provision of this Agreement is determined to be invalid, illegal or unenforceable, the invalidity, illegality or unenforceability may not alter the remaining portion of such provision, or any other provision of this Agreement, as each provision of this Agreement is deemed severable from all other provisions of this Agreement.

27. **Time of Essence.** Time is of the essence in the performance of this Agreement.

28. **Incorporation by Reference.** All exhibits to this Agreement are fully incorporated into this Agreement as though set forth in full.

29. **Governing Law.** This Agreement is governed by, and construed and enforced in accordance with, the laws of the State of Idaho.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date first written above.

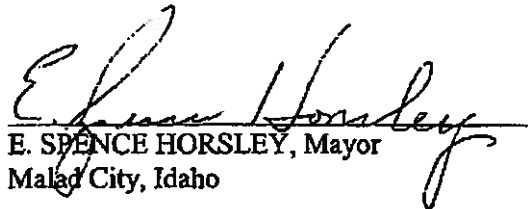
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City Of Malad

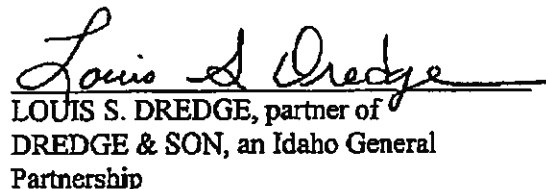
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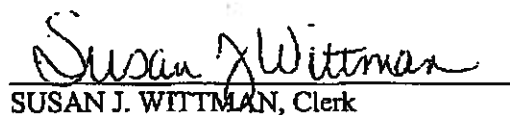
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MALAD CITY, IDAHO

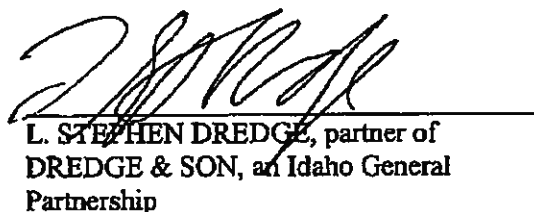

E. SPENCE HORSLEY, Mayor
Malad City, Idaho

SELLER:
DREDGE & SON, an Idaho General
Partnership


LOUIS S. DREDGE, partner of
DREDGE & SON, an Idaho General
Partnership

ATTEST:


SUSAN J. WITTMAN, Clerk


L. STEPHEN DREDGE, partner of
DREDGE & SON, an Idaho General
Partnership

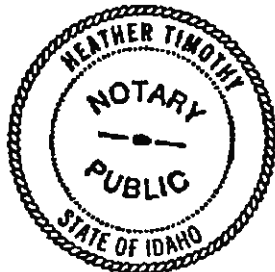
STATE OF IDAHO)

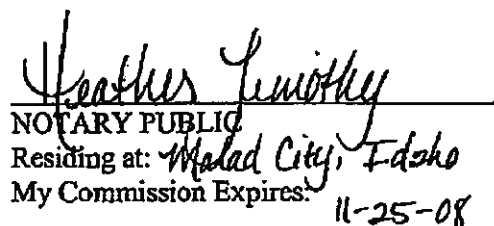
: ss.

County of Oneida)

On this 21st day of April, 2008, before me a notary public in and for said State, personally appeared E. SPENCE HORSLEY, known to me to be the Mayor of the City of Malad City, and SUSAN J. WITTMAN, known to me to be the Clerk of said City, and acknowledged to me that the within and foregoing instrument was signed in behalf of said Malad City by authority of a resolution of the entire City Council and said E. SPENCE HORSLEY and SUSAN J. WITTMAN, each duly acknowledged to me that they had authority to execute the same and that the seal affixed is the seal of said Malad City.

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




NOTARY PUBLIC
Residing at: Malad City, Idaho
My Commission Expires: 11-25-08

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City Of Malad

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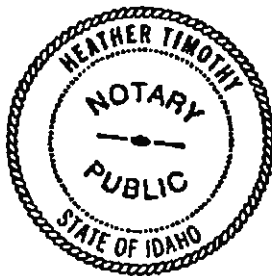
STATE OF IDAHO)

: ss.

County of Oneida)

On this 16th day of April, 2008, before me the undersigned Notary Public, personally appeared LOUIS S. DREDGE, personally known or identified to me to be an authorized agent of DREDGE & SON, an Idaho General Partnership, the person or entity that executed the foregoing instrument or the person who executed the instrument on behalf of said entity, and acknowledged to me that such person or entity executed the same.

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



Heather Timothy
NOTARY PUBLIC
Residing at: Malad City, Idaho
My Commission Expires: 11-25-08

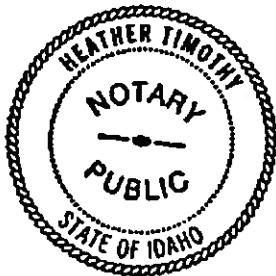
STATE OF IDAHO)

: ss.

County of Oneida)

On this 16th day of April, 2008, before me the undersigned Notary Public, personally appeared L. STEPHEN DREDGE, personally known or identified to me to be an authorized agent of DREDGE & SON, an Idaho General Partnership, the person or entity that executed the foregoing instrument or the person who executed the instrument on behalf of said entity, and acknowledged to me that such person or entity executed the same.

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



Heather Timothy
NOTARY PUBLIC
Residing at: Malad City, Idaho
My Commission Expires: 11-25-08

PURCHASE AND SALE AGREEMENT - 11

Malad City - Dredge & Son, an Idaho General Partnership

EXHIBIT A**Well Site Description**

A part of the Northwest Quarter of Section 21, Township 14 South, Range 36 East, Boise Meridian, Oneida County, Idaho, and being described as follows:

Beginning at the Grantor's Southeast corner and a fence corner, said point being South 1803.62 feet and West 1246.51 feet from the North Quarter Corner of said Section 21 thence as follows:

S 58°39'29" W	245.93 feet along the Grantors Southerly line and an existing fence line; thence
N 08°16'52" W	248.90 feet; thence East 177.00 feet to a point 15.00 feet perpendicularly West of the Grantors Easterly line; thence
N 08°16'52" W	119.16 feet perpendicular to and 15.00 feet West of the Grantors Easterly line; thence
N 07°18'47" W	192.90 feet perpendicular to and 15.00 feet West of the Grantors Easterly line; thence
S 82°22'09" E	15.53 feet to the Grantors Easterly line; thence
S 07°18'47" E	188.77 feet along the Grantors Easterly line; thence
S 08°16'52" E	156.64 feet along the Grantors Easterly line; thence
S 30°16'24" E	96.48 feet along the Grantors Easterly line to the point of beginning.

Containing: 43,559 sq. ft. 1.00 acres

EXHIBIT B**WARRANTY DEED**

For Value Received, DREDGE & SON, an Idaho General Partnership, the Grantor, does hereby grant, bargain, sell and convey unto MALAD CITY, IDAHO, a municipal subdivision of the State of Idaho, of 59 Bannock Street, Malad City, ID 83252, the Grantee, the following described premises, to-wit:

A part of the Northwest Quarter of Section 21, Township 14 South, Range 36 East, Boise Meridian, Oneida County, Idaho, and being described as follows:

Beginning at the Grantor's Southeast corner and a fence corner, said point being South 1803.62 feet and West 1246.51 feet from the North Quarter Corner of said Section 21 thence as follows:

S 58°39'29" W	245.93 feet along the Grantors Southerly line and an existing fence line; thence
N 08°16'52" W	248.90 feet; thence East 177.00 feet to a point 15.00 feet perpendicularly West of the Grantors Easterly line; thence
N 08°16'52" W	119.16 feet perpendicular to and 15.00 feet West of the Grantors Easterly line; thence
N 07°18'47" W	192.90 feet perpendicular to and 15.00 feet West of the Grantors Easterly line; thence
S 82°22'09" E	15.53 feet to the Grantors Easterly line; thence
S 07°18'47" E	188.77 feet along the Grantors Easterly line; thence
S 08°16'52" E	156.64 feet along the Grantors Easterly line; thence
S 30°16'24" E	96.48 feet along the Grantors Easterly line to the point of beginning.

TO HAVE AND TO HOLD THE said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: _____

LOUIS S. DREDGE, partner of
DREDGE & SON, an Idaho General
Partnership

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City Of Malad

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L. STEPHEN DREDGE, partner of
DREDGE & SON, an Idaho General
Partnership

STATE OF IDAHO)
 : ss.
County of Oneida)

On this _____ day of _____, 2008, before me the undersigned Notary Public, personally appeared LOUIS S. DREDGE, personally known or identified to me to be an authorized agent of DREDGE & SON, an Idaho General Partnership, the person or entity that executed the foregoing instrument or the person who executed the instrument on behalf of said entity, and acknowledged to me that such person or entity 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
Residing at:
My Commission Expires:

STATE OF IDAHO)
 : ss.
County of Oneida)

On this _____ day of _____, 2008, before me the undersigned Notary Public, personally appeared L. STEPHEN DREDGE, personally known or identified to me to be an authorized agent of DREDGE & SON, an Idaho General Partnership, the person or entity that executed the foregoing instrument or the person who executed the instrument on behalf of said entity, and acknowledged to me that such person or entity 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
Residing at:
My Commission Expires: