

Recording Requested By and
When Recorded Return to:

HAWLEY TROXELL ENNIS & HAWLEY LLP
Attn: Brian L. Bullard
P.O. Box 1617
Boise, Idaho 83701

Mail Tax Notices to:
Harry S. Rinker, Trustee
P.O. Box 7250
Newport Beach, CA 92658

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, Silver Creek Communications, Inc., a Washington corporation, whose address is P.O. Box 21749, Seattle, Washington 98111-3749 ("Grantor"), does hereby grant, bargain, sell and convey unto Harry S. Rinker, Trustee Under Declaration of Trust Dated 5/10/66, as amended, whose address is P.O. Box 7250, Newport Beach, CA 92658 ("Grantee"), the real property legally described on Exhibit A, which exhibit is attached hereto and incorporated herein by this reference (the "Premises").

TO HAVE AND TO HOLD the Premises, with its appurtenances unto the Grantee, its successors and assigns, forever.

This conveyance is made subject to the lien for real property taxes for the year 2002 and each year thereafter and the items listed on Exhibit B, which exhibit is attached hereto and incorporated herein by this reference.

This conveyance includes the quitclaim of water rights appurtenant to the Premises, if any, provided that the same are so quitclaimed without any warranty or representation whatsoever.

Grantor does hereby covenant to and with the Grantee and its successors and assigns, that the Grantor is the owner in fee simple of said real property; that said real property is free from all encumbrances made by it except as may be otherwise expressly specified herein; and that the Grantor will warrant and defend said real property from all lawful claims of all persons claiming by, through or under the Grantor.

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10041.0609.539722.1

MICROFILM

JUN 02 2003

IN WITNESS WHEREOF, the undersigned has caused Grantor's name to be hereunto subscribed this 19 day of April, 2002.

SILVER CREEK COMMUNICATIONS, INC.,
a Washington corporation

By: Stanley B. McLammon
Its: President

STATE OF WASHINGTON)

) ss.
County of King)

On this 19 day of April, in the year 2002, before me, a Notary Public in and for the State of Washington, personally appeared Stanley B. McLammon known or identified to me to be the President of Silver Creek Communications, Inc., that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

Linda D. Reggeman
NOTARY PUBLIC for Washington
Residing at Seattle, WA
My commission expires: 4/9/04



SPECIAL WARRANTY DEED - 2

JOS-HL-0689-039727.1

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JUN 02 2004

EXHIBIT A

PARCEL II:

TOWNSHIP 3 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

SECTION 29: A parcel of land located within the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said section, more particularly described as follows:

COMMENCING at a brass cap marking the southeast corner of said Section 29, thence

North 89° 35' 30" West 176.31 feet along the south boundary of said Section 29 to a 5/8 inch rebar on the westerly boundary of the old Union Pacific Railroad right-of-way and also the northeast corner of Chapman's East Cloverly Ranch, which point is the REAL POINT OF BEGINNING; thence Continuing North 89° 35' 30" West 1107.71 feet along said south boundary Section 29 to its intersection with the east boundary of Idaho State Highway No. 75 monumented with a 5/8 inch rebar; thence

North 1° 07' 35" East 50.00 feet, more or less, to a 5/8 inch rebar by JUB Engineers on said east boundary Idaho State Highway No. 75; thence South 89° 38' 57" East 595.39 feet to the centerline of the old Weber ditch; thence

The following thirteen (13) courses and distances along said canal centerline:

N. 27° 03' 58" W., 130.60 feet; thence

N. 11° 05' 50" W., 209.10 feet; thence

N. 28° 12' 52" W., 200.91 feet; thence

N. 39° 15' 55" W., 97.28 feet; thence

N. 33° 06' 31" W., 50.88 feet; thence

N. 25° 43' 24" W., 166.20 feet witnessed by a 5/8 inch JUB Engineers rebar 10.0 feet West; thence

N. 23° 16' 42" W., 182.54 feet to a 5/8 inch rebar; thence

N. 13° 41' 08" W., 80.64 feet to a 5/8 inch rebar; thence

N. 21° 30' 29" W., 28.21 feet to a 5/8 inch rebar; thence

N. 9° 10' 46" W., 77.71 feet to a 5/8 inch rebar; thence

N. 28° 36' 40" W., 24.46 feet to a 5/8 inch rebar; thence

N. 56° 35' 54" W., 39.02 feet to a 5/8 inch rebar; thence

N. 75° 51' 56" W., 54.02 feet to a spike on said easterly boundary Idaho State Highway No. 75; thence

North 1° 07' 35" E., 97.46 feet along said east boundary Idaho State Highway No. 75 to the southwest corner of Llama Ranch Subdivision; thence

S. 89° 39' 53" E., 632.96 feet along the south boundary of said Llama Ranch Subdivision to the southeast corner of said subdivision on said westerly boundary old Union Pacific Railroad right-of-way; thence

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S. 18° 40' 47" E., 1401.03 feet along said old Union Pacific Railroad westerly right-of-way to the point of beginning.

FORMERLY SHOWN OF RECORD AS:

TOWNSHIP 3 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

SECTION 29: Parcel of land described as follows:

PARCEL II:

COMMENCING at a brass cap marking the Southeast corner of said Section 29; thence
N. 89° 35' 58" W., 1,284.03 feet along the South boundary of said Section 29 to an iron pin on the East boundary of Idaho State Highway 75; thence
N. 01° 07' 47" E., 50.00 feet to a 5/8" rebar by JUB Engineering which point is the REAL POINT OF BEGINNING; thence
Continuing N. 01° 07' 40" E., 775.00 feet to an iron pin by JUB Engineering marking the Southwest corner of Tax Lot 2425; thence
S. 88° 52' 40" E., 229.00 feet along the South boundary of said Tax Lot 2425 to the centerline of the Weber Ditch, which point is witnessed by an iron pin by JUB Engineering 11.00 feet N. 88° 52' 40" W.; thence
The following eight courses and distances along the centerline of said Weber Ditch:
S. 22° 50' 00" E., 163.50 feet; thence
S. 39° 12' 00" E., 41.50 feet; thence
S. 35° 02' 00" E., 283.00 feet; thence
S. 02° 30' 00" E., 42.00 feet; thence
S. 12° 20' 00" E., 161.00 feet; thence
S. 04° 40' 00" E., 46.00 feet; thence
S. 25° 03' 20" E., 126.75 feet, which point is witnessed by a 5/8" rebar 10.00 feet N. 89° 35' 38" W.; thence
N. 89° 35' 58" W. on a line 50 feet North of and parallel to the South boundary of said Section 29, 590.00 feet to the POINT OF BEGINNING.

(Former TL 2767)

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EXHIBIT B

DEED EXCEPTIONS

1. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
2. Rights reserved in federal patents; state deeds or railroad deeds; building or use restrictions; easements and rights of way not inconsistent with the present use of the property; mineral, gas or oil reservations; and building, zoning, environmental or historical preservation regulations and ordinances.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
4. (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
5. General taxes for the year 2002, a lien not yet due and payable.
6. Power Line Easement in favor of Idaho Power Company, recorded May 19, 1976, as Instrument No. 166052.
7. Matters as shown on that certain Survey recorded December 18, 1990, as Instrument No. 326336.
8. Matters as shown on that certain Survey recorded February 1, 2002, as Instrument No. 460963.

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