

225371 JB/HEH

2



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

QUITCLAIM DEED

For Value Received

L. Darwin McKay, a married man as his separate estate
do hereby convey, release, remise and forever quit claim unto

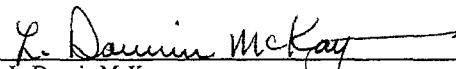
The Turf Corporation, an Idaho corporation
whose address is 6100 S. Eagle Road, Meridian, ID 83642,

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

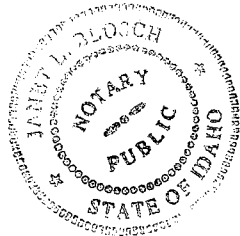
together with their appurtenances.

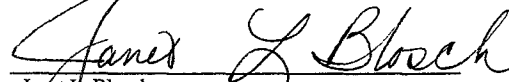
Dated: February 25, 2003

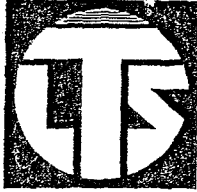

L. Darwin McKay

STATE OF IDAHO County of Ada, ss.

On this 25th day of February, in the year of 2003, before me Janet L. Bloesch, notary public personally appeared L. Darwin McKay known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.




Janet L. Bloesch
Notary Public of Idaho
Residing at Ada
Commission expires: March 17, 2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

Exhibit A

DESCRIPTION
OF
PARCEL 2
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY

A parcel of land being the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

COMMENCING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North line of said Section 21

North 89°14'20" West 666.27 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4 which point is the POINT OF BEGINNING; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

South 00°12'29" West 663.97 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

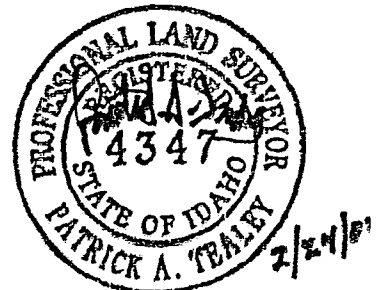
North 89°12'38" West 666.42 feet to the Southwest corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the West line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°13'16" East 663.64 feet to an iron pin marking the Northwest corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.26 feet to the POINT OF BEGINNING;

Said Parcel Contains 10.15 Acres, more or less.

Tax Parcel S1121212550



225371 JB/HEH

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A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
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For Value Received

L. Darwin McKay, a married man as his separate estate
do hereby convey, release, remise and forever quit claim unto

The Turf Corporation, an Idaho corporation
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the following described premises, to-wit:

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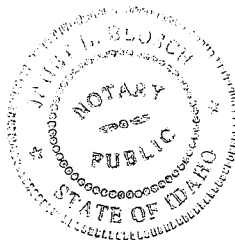
together with their appurtenances.

Dated: February 25, 2003

L. Darwin McKay
L. Darwin McKay

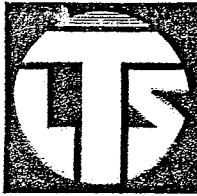
STATE OF IDAHO County of Ada, ss.

On this 25th day of February, in the year of 2003, before me Janet L. Blossch, notary public personally appeared L. Darwin McKay known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Janet L. Blossch

Janet L. Blossch
Notary Public of Idaho
Residing at Ada
Commission expires: March 17, 2005



**TEALEY'S LAND
SURVEYING**

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Said Parcel Contains 10.15 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.



225371 JB/HCH

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A Pioneer Company

PIONEER TITLE COMPANY
OF ADA COUNTY
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ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

WARRANTY DEED

For Value Received

The Turf Corporation, an Idaho corporation.

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Sundance Investments Limited Partnership, an Idaho limited partnership

hereinafter referred to as Grantee, whose current address is 9100 W. Blackeagle Drive, Boise, ID 83709
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that 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.

Dated: February 25, 2003

The Turf Corporation

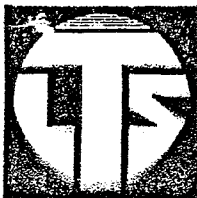
By: L. Darwin McKay
L. Darwin McKay, President

STATE OF IDAHO, County of Ada, ss.

On this 25th day of February, in the year of 2003, before me Janet L. Bloesch, notary public personally appeared L. Darwin McKay, known or identified to me to be the President of the corporation 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.



Janet L. Bloesch
Janet L. Bloesch
Notary Public of Idaho
Residing at Ada
Commission expires: March 17, 2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
FAX (208) 385-0600

Exhibit A

Project No.: 2541
Date: February 24, 2003

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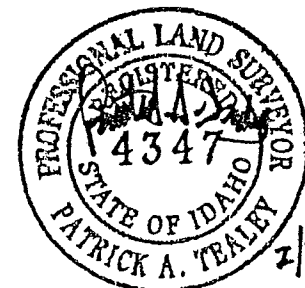
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South 89°14'20" East 666.26 feet to the POINT OF BEGINNING;

Said Parcel Contains 10.15 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.



225371 JB/HEH

2



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

QUITCLAIM DEED

For Value Received

The Turf Corporation, an Idaho corporation

do hereby convey, release, remise and forever quit claim unto

Sundance Investments Limited Partnership, an Idaho limited partnership

whose address is 9100 W. Blackeagle Drive, Boise, ID 83709 ,

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

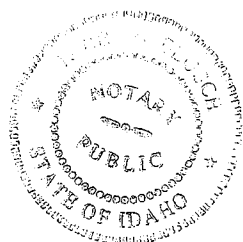
Dated: February 25, 2003

The Turf Corporation

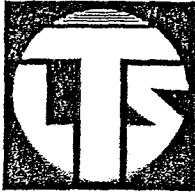
By: L. Darwin McKay
L. Darwin McKay, President

STATE OF IDAHO County of Ada, ss.

On this 25th day of February, in the year of 2003, before me Janet L. Bloch, notary public personally appeared L. Darwin McKay known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument of behalf of said corporation, and acknowledged to me that such corporation executed the same.



Janet L. Bloch
Janet L. Bloch
Notary Public of Idaho
Residing at Ada
Commission expires: March 17, 2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Exhibit A

Project No.: 2541
Date: February 24, 2003

DESCRIPTION
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PARCEL 2
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South 89°14'20" East 666.26 feet to the POINT OF BEGINNING;

Said Parcel Contains 10.15 Acres, more or less.

Tax Parcel S1121212550



225371 JB/HFH



A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED-REQUEST OF
Pioneer
AMOUNT 6.00



2

QUITCLAIM DEED

For Value Received

L. Darwin McKay and Patricia E. McKay, husband and wife

do hereby convey, release, remise and forever quit claim unto

Sundance Investments Limited Partnership, an Idaho limited partnership

whose address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: February 24, 2003

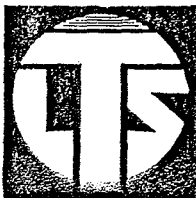
L. Darwin McKay
L. Darwin McKay
Patricia E. McKay
Patricia E. McKay

STATE OF Idaho County of Ada, ss.

On this 26th day of February, in the year of 2003, before me Tanet L. Bloesch notary
public personally appeared L. Darwin McKay and Patricia E. McKay, known or identified to me to be the
person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they
executed the same.



Tanet L. Bloesch
Notary Public of Idaho
Residing at Boise, Idaho
Commission expires: 3-17-2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702

(208) 385-0636

Fax (208) 385-0696

Project No.: 2541

Date: February 24, 2003

Exhibit A

**DESCRIPTION
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PARCEL 2
IN PROPOSED
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Said Parcel Contains 10.15 Acres, more or less.

Tax Parcel S1121212550



225371 JB/HEH

2



A Pioneer Company

PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



QUITCLAIM DEED

For Value Received

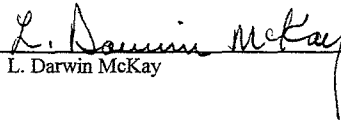
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the following described premises, to-wit:

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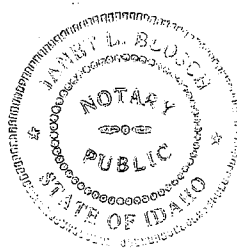
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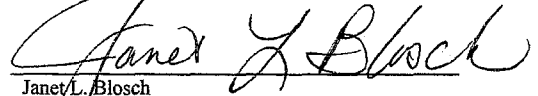
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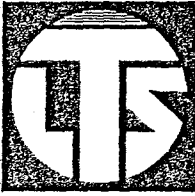

L. Darwin McKay

STATE OF IDAHO County of Ada, ss.

On this 25th day of February, in the year of 2003, before me Janet L. Bloch, notary public personally appeared L. Darwin McKay known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.




Janet L. Bloch
Notary Public of Idaho
Residing at Ada
Commission expires: March 17, 2005



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SURVEYING**

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(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

Exhibit A

DESCRIPTION
OF
PARCEL 1
IN PROPOSED
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FOR THE
SUNDANCE COMPANY

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

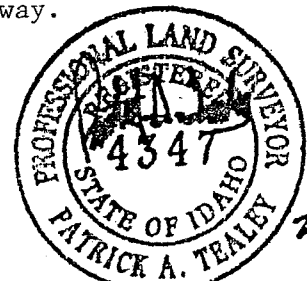
South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.



2/24/03

25371 JB/HEH



A Pioneer Company

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OF ADA COUNTY
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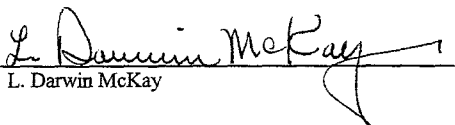
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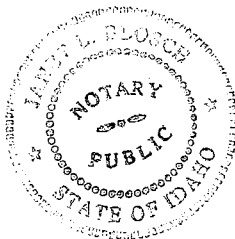
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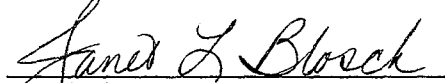
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Commission expires: March 17, 2005



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Project No.: 2541
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South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

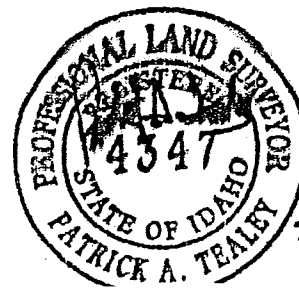
South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel 51121212485



225371 JB/HEH

2



A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

821 W. State St. / Boise, Idaho 83702

(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO

BOISE IDAHO 03/04/03 02:55 PM

DEPUTY Michelle Turner

RECORDED - REQUEST OF

Pioneer

AMOUNT 6.00



103035219

2

WARRANTY DEED

For Value Received

The Turf Corporation, an Idaho corporation.

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Sundance Investments Limited Partnership, an Idaho limited partnership

hereinafter referred to as Grantee, whose current address is 9100 W. Blackeagle Drive, Boise, ID 83709
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that 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.

Dated: February 25, 2003

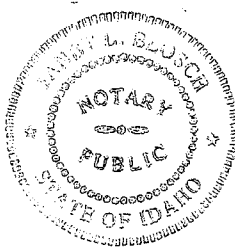
The Turf Corporation

By:

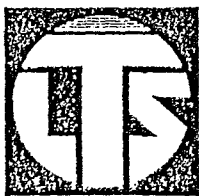
L. Darwin McKay
L. Darwin McKay, President

STATE OF IDAHO, County of Ada _____, ss.

On this 25 day of February, in the year of 2003, before me Janet L. Bloch, notary public personally appeared L. Darwin McKay, known or identified to me to be the President of the corporation 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.



Janet L. Bloch
Janet L. Bloch
Notary Public of Idaho
Residing at Ada
Commission expires: March 17, 2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Exhibit A

Project No.: 2541
Date: February 24, 2003

**DESCRIPTION
OF
PARCEL 1
IN PROPOSED
SILVERSTONE EAST SUBDIVISION
FOR THE
SUNDANCE COMPANY**

A parcel of land being a portion of the East 1/2 of the NW 1/4 of Section 21, T.3N., R.1E., B.M. as shown on Record of Survey No. 5136 on file in the Office of the Ada County Recorder, Idaho and more particularly described as follows:

BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

North 71°05'47" West 316.75 feet to an iron pin; thence continuing

South 56°21'27" West 104.33 feet to an iron pin; thence continuing

South 00°01'30" West 281.98 feet to an iron pin; thence continuing

South 80°31'23" East 390.95 feet to an iron pin on said North-South centerline of Section 21; thence leaving said boundary along said North-South centerline of Section 21

South 00°11'43" West 1546.61 feet to an iron pin marking the Center 1/4 corner of said Section 21; thence along the East-West centerline of said Section 21

North 89°07'33" West 1333.76 feet to an iron pin marking the Southwest corner of said East 1/2 of the NW 1/4 of Section 21; thence along the West line of said East 1/2 of the NW 1/4 of Section 21

North 00°13'16" East 1990.91 feet to the Southwest corner of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 21; thence along the South line of said NW 1/4 of the NE 1/4 of the NW 1/4

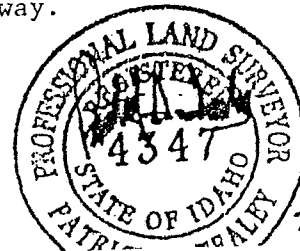
South 89°12'38" East 666.42 feet to the Southeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the East line of said NW 1/4 of the NE 1/4 of the NW 1/4

North 00°12'29" East 663.97 feet to the Northeast corner of said NW 1/4 of the NE 1/4 of the NW 1/4; thence along the North line of said Section 21

South 89°14'20" East 666.27 feet to the **POINT OF BEGINNING**;

Said Parcel Contains 68.24 Acres, more or less.

EXCEPT that portion lying within Overland Road right-of-way.



225371 JB/HEH



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
821 W. State St. / Boise, Idaho 83702
(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00

2



QUITCLAIM DEED

For Value Received

The Turf Corporation, an Idaho corporation

do hereby convey, release, remise and forever quit claim unto

Sundance Investments Limited Partnership, an Idaho limited partnership

whose address is 9100 W. Blackeagle Drive, Boise, ID 83709 ,

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: February 25, 2003

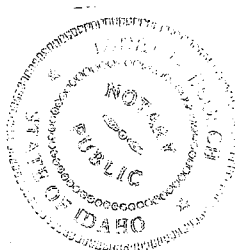
The Turf Corporation

By: L. Darwin McKay

L. Darwin McKay, President

STATE OF IDAHO County of Ada, ss.

On this 25th day of February, in the year of 2003, before me Janet L. Bloesch, notary public personally appeared L. Darwin McKay known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument of behalf of said corporation, and acknowledged to me that such corporation executed the same.



Janet L. Bloesch

Janet L. Bloesch
Notary Public of Idaho
Residing at Ada

Commission expires: March 17, 2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
Date: February 24, 2003

Exhibit A

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BEGINNING at a brass cap marking the North 1/4 corner of said Section 21; thence along the North-South centerline of said Section 21

South 00°11'43" West 809.05 feet to an iron pin marking the Northeast corner of the parcel of land described in Instrument No. 100029927 in said Office of the Ada County Recorder; thence along the boundary of said parcel of land

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Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel 51121212485



225371 JB/HEH



A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

821 W. State St. / Boise, Idaho 83702

(208) 373-3744

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/03 02:55 PM
DEPUTY Michelle Turner
RECORDED - REQUEST OF
Pioneer
AMOUNT 6.00



2

QUITCLAIM DEED

For Value Received

L. Darwin McKay and Patricia E. McKay, husband and wife

do hereby convey, release, remise and forever quit claim unto

Sundance Investments Limited Partnership, an Idaho limited partnership

whose address is 9100 W. Blackeagle Drive, Boise, ID 83709

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

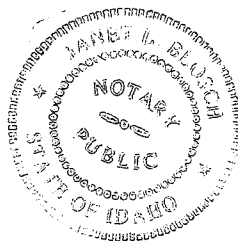
together with their appurtenances.

Dated: February 24, 2003

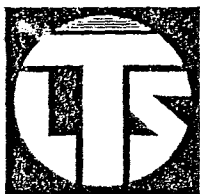
L. Darwin McKay
L. Darwin McKay
Patricia E. McKay
Patricia E. McKay

STATE OF Idaho County of Ada, ss.

On this 26th day of February, in the year of 2003, before me Tanet L. Bloch, notary public personally appeared L. Darwin McKay and Patricia E. McKay, known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Tanet L. Bloch
Notary Public of Idaho
Residing at Boise, Idaho
Commission expires: 3-17-2005



**TEALEY'S LAND
SURVEYING**

2501 Bogus Basin Rd. • Boise, Idaho 83702
(208) 385-0636
Fax (208) 385-0696

Project No.: 2541
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Said Parcel Contains 68.24 Acres, more or less.

Tax Parcel 51121212485

