

WARRANTY DEED

327355

KENT CORNELISON, a single man and FOUR CORNERS, a Limited Partnership, as GRANTOR, for good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **MICKELSEN PROPERTIES, LLC, an Idaho Limited Liability Company, as GRANTEE,**

whose address is 1050 W. Riverview D and Grantee's successors and assigns, all of the following described real property, to-wit:
Idaho Falls, Id 83401

All that portion of Section 27 lying West of Interstate Highway 15, Township 4 North, Range 37, East of the Boise Meridian, Jefferson County, Idaho.

EXCEPTING THEREFROM ALL OF THE FOLLOWING DESCRIBED PROPERTY:

- a. That certain property conveyed to the STATE OF IDAHO, IDAHO TRANSPORTATION DEPARTMENT for roadway purposes by that certain Warranty Deed recorded as Instrument No. 272670 on May 23, 1994 at 2:01 pm, and re-recorded as Instrument No. 272734 on May 26, 1996 at 3:58 pm, records of Jefferson County, Idaho.

SUBJECT TO the 2004 and subsequent years general taxes and assessments, all existing patent reservations, easements, right of ways, protective and restrictive covenants, zoning ordinances and applicable building codes, laws and regulations.

TOGETHER WITH any and all improvements, water and ditch rights, easements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainder, rents, issues, and profits thereof.

Grantor, for himself and his successors and assigns, does hereby warrant and agree to forever defend the Grantee, and Grantee's successors and assigns, in the quiet and peaceful possession of said premises against the lawful claims of any and all persons.

In construing this Deed and where the context so requires, the singular includes the plural, and the masculine, the feminine and neuter.

Dated: November 21, 2003

Kent Cornelison
Kent Cornelison

FOUR CORNERS

BY: Kent Cornelison
Kent Cornelison, General Partner

STATE OF IDAHO)
COUNTY OF JEFFERSON) ss

On November 21, 2003, before me, the undersigned, personally appeared
Kent Cornelison

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 he/she/they executed the same.

Notary Public for the State of Idaho
Commission Expiration Date: 11/19/2005



STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

Instrument # 327355

RIGBY, JEFFERSON, IDAHO

2003-11-24 04:52:00 No. of Pages: 1

Recorded for : BONNEVILLE LAND & TITLE

CHRISTINE BOULTER

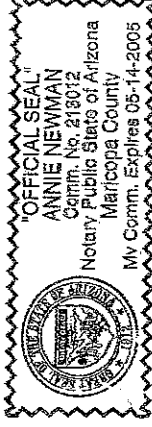
Fee: 3.00

Ex-Officio Recorder Deputy

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On November 21, 2003, before me, the undersigned, personally appeared KENT CORNELISON known or identified to me to be the general partner in the partnership and the general partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

Notary Public for the State of
Commission Expiration Date: 11/19/2005



RECEIVED BY
ASSESSOR

For PLATTING

Date: 11/21/03 Time: 4:52

Bonneville Land & Title

ATTACHMENT 1 OF 1
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