

DOC# 15

Instrument # 282408

IDAHO CITY, BOISE COUNTY, IDAHO

3-10-2023 12:59:10 PM No. of Pages: 4

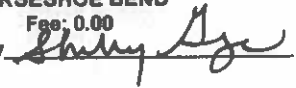
Recorded for : CITY OF HORSESHOE BEND

MARY T. PRISCO

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: ORDINANCE



**ORDINANCE #251**

AN ORDINANCE ANNEXING TO THE CITY OF HORSESHOE BEND, IDAHO, CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF BOISE COUNTY, IDAHO, IN THE AREA OF CITY IMPACT, AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF HORSESHOE BEND, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Horseshoe Bend, Idaho (the "City"), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222 of the Idaho Code; and

WHEREAS, the property hereinafter described is contiguous to the corporate limits of the City of Horseshoe Bend, Idaho, is in the area of city impact and the owner or owners have requested annexation in writing or the property is a highway lying wholly or partially within the property to be annexed; and

WHEREAS, the Horseshoe Bend City Council, pursuant to public notice as required by law, held a public hearing on July 20, 2016 on the proposed annexation and zoning for the real property generally located (5208 Hwy 52 Parcel #RPH0020010020010 5.9 acres), (76 Stone Lane Parcel #RP07N02E270350 1.5 acres), and (78 Stone Lane Parcel #RP07N02E270360 1.38 acres), Exhibit D, attached hereto, as required by Section 67-6525 of the Idaho Code;

WHEREAS, the Horseshoe Bend City Council finds that the annexation of the property is consistent with the development in this area and would promote the orderly development of the city, that the property should have a M-2 Industrial zoning classification and that this zoning classification is consistent with the Comprehensive Plan; and

WHEREAS, the Horseshoe Bend City Council finds that the owner of the property to be annexed has consented to the annexation such that the annexation is a Category A annexation as described in Section 50-222 of the Idaho Code;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HORSESHOE BEND, IDAHO, as follows:

Section 1: The Horseshoe Bend City Council hereby finds and declares that the real property described in Section 2 herein is contiguous to the City, that said property is in the area of city impact, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owner or owners of such land raise no objections to annexation and have requested annexation in writing, or the property is a highway lying wholly or partially within the property to be annexed.

Section 2: The real property, all situate in Boise County, Idaho, adjacent and contiguous to the City particularly described hereinafter is hereby annexed to and incorporated in the territorial limits of the City of Horseshoe Bend, Idaho.

A map of the property is attached hereto as Exhibit D and is incorporated herein by reference as if set out in full.

Section 3: From and after the effective date of this ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Horseshoe Bend.

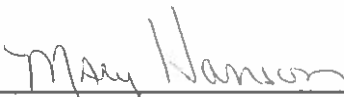
Section 4: The zoning land use classification of the lands described on Exhibit D is hereby classified M-2 Industrial, as provided by the Zoning Ordinance of the City. The Comprehensive Plan and Zoning Map of the City are hereby amended to include the real property described in Exhibit D in the M-2 Industrial, zoning classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of the passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Boise County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223 of the Idaho Code, and to comply with Section 63-215 of the Idaho Code with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

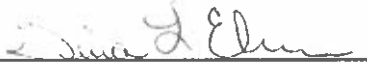
Section 6: This Ordinance shall take effect and be in force after its passage, approval and publication as required by law.

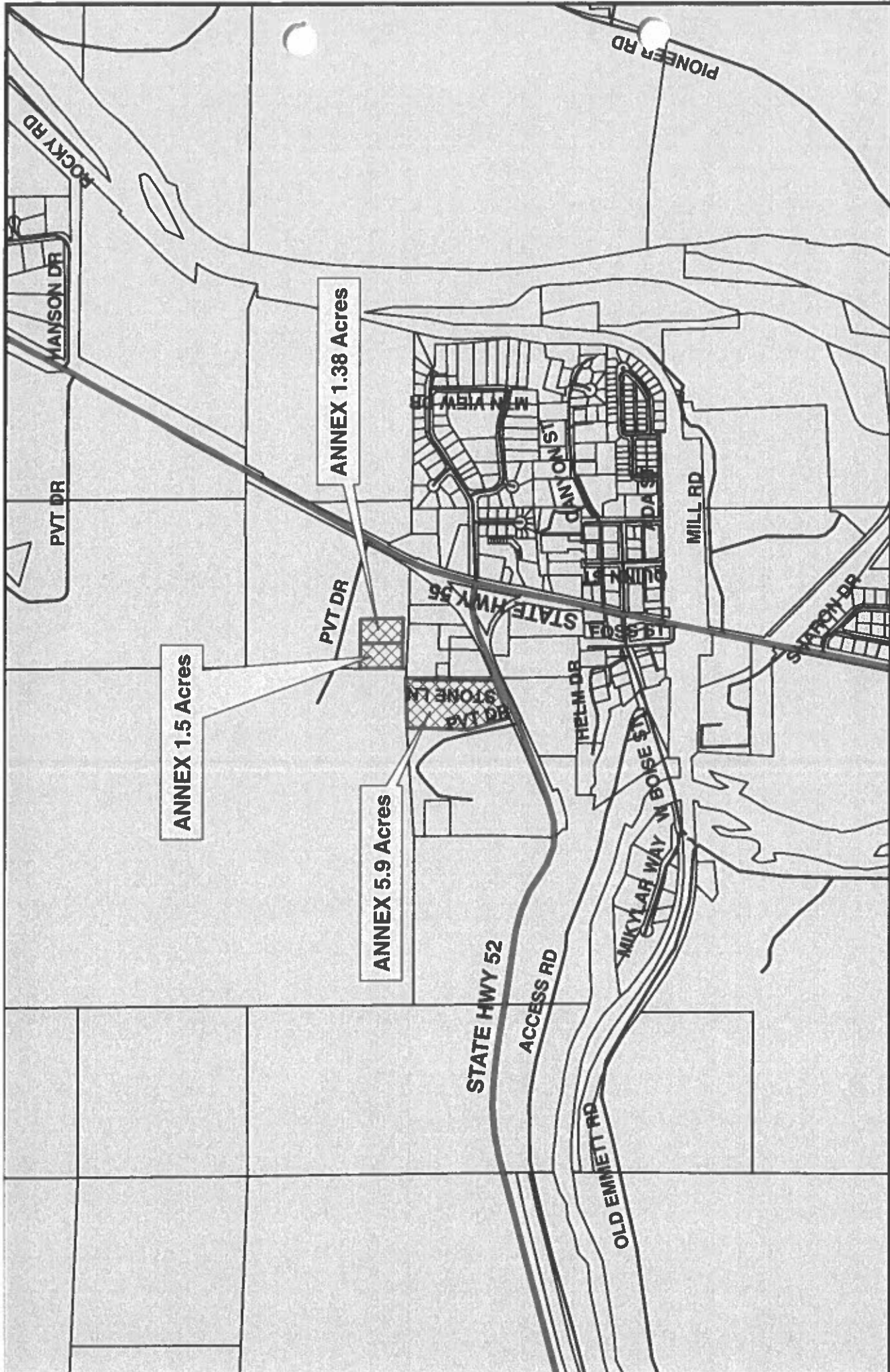
PASSED by the City Council this 20th day of July, 2016.

APPROVED by the Mayor on the 13th day of October, 2016.

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
City Clerk



J-U-B ENGINEERS, INC.

**J-U-B ENGINEERS, INC.**  
 250 S Beechwood Ave, Ste 201  
 Boise, ID 83709-0944

Phone: 208-376-7330  
 Fax: 208-323-9836  
 www.jub.com

Project: 10-15-010  
 Updated: 05/20/2016  
 Document: Annex App  
 Created by: KSW

**TAMARACK SAWMILL/LUMBER YARD  
 HORSESHOE BEND, IDAHO**

ANNEXATION MAP

1 inch = 1,000 feet



Parcel # RPH 002 00 100 20010

Instrument # 248616  
IDAHO CITY, BOISE COUNTY, IDAHO  
09-28-2015 11:28:33 AM No. of Pages: 1  
Recorded for: PIONEER TITLE COMPANY OF ADA  
MARY T. PRISCO Fee \$10.00  
Ex-Officio Recorder Deputy Shirley George  
Index to: DEEDS  
Electronically Recorded by Simplifile



1500 S. Washington Ave., Ste. B  
Emmett, ID 83617

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 564878 PG/PP

WARRANTY DEED

For Value Received

James H. Kennedy

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

Tamarack Mill, LLC DBA Evergreen Forest

hereinafter referred to as Grantee, whose current address is PO Box 340 Kooskia, ID 83539

The following described premises, to-wit:

Lot 1 in Block 2 of Jennifer & Kelli, according to the official plat thereof, recorded as Instrument No. 202064, records of Boise County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 24, 2015

James H. Kennedy  
James H Kennedy

State of ID, County of Nez Perce

On this 24th day of September in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared James H Kennedy known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Residing at: Lawton, ID  
Commission Expires: 6-30-17



Sub. # 202064

NOTES

- 1) 10-40 CODE 31-3005 IS NOT APPLICABLE AS THERE IS NO STRIKING TO THIS PROPERTY.
- 2) FINANCIAL CONSTRUCTION MUST MEET THE COUNTY REQUIREMENTS THAT ARE IN FORCE AT THE TIME OF CONSTRUCTION.
- 3) 31-3005 CODE 31-3005 USES PRIVATE UTILITY SERVICES AND CABLE TV SERVICE IS ALREADY PROVIDED TO THIS PROPERTY. THE COUNTY WILL NOT BE RESPONSIBLE FOR PROVIDING THESE SERVICES.
- 4) ALL UTILITIES MUST BE LOCATED WITHIN THE UTILITY SERVICE AREA AS SHOWN ON THE CITY MAPS.
- 5) UTILITY AND CABLE SERVICES ALONG STATE HIGHWAY 30 MAY BE USED AS A ROAD RIGHT-OF-WAY EASEMENT AND FOR SHORT STORAGE.
- 6) LOTS SHALL NOT BE REDUCED BY SITE WITHOUT PRIOR APPROVAL OF APPROPRIATE HEALTH AUTHORITY AND THE BRASE COUNTY COMMISSIONERS.
- 7) ALL AREAS SHOWN HEREIN ARE FOR TAX PURPOSES ONLY.
- 8) THERE ARE NO CONSTRAINTS, CONFLICTS OR RESTRICTIONS FOR THIS SUB NEAR P.L. 1.

MINOR SUBDIVISION PLAT SHOWING  
JENNIFER & KELLI SUBDIVISION  
LOCATED IN A PORTION OF GOVERNMENT LOT 3,  
SECTION 27, T. 7 N., R. 2 E., BLK. 1,  
BOISE COUNTY, IDAHO

ASSOCIATED LAND SURVEYORS  
Middleton, Idaho  
MARCH, 2005

LEGEND

- Calculated Point
- ⊙ Found Brass Cap
- ⊙ Found Aluminum Cap
- ⊙ Found Brass Cap
- ⊙ Right-of-Way Monument
- ⊙ Found 5/8" Iron Pin
- ⊙ Found Railroad Spike
- Sat 5/8" x 30" Iron Pin, LS 5710
- Sat 1/2" x 30" Iron Pin, LE 5710
- ⊙ Public Utility and Cable TV Easement

- Boundary Line
- Section Line
- Easement Line
- Existing Fence
- Existing Right-of-Way
- Contourline
- Chain of Record

(R-09-32-25" V. 1372.60')

LINE TABLE

LINE	BEARING	DISTANCE	AREA
L1	S 89° 52' 23" W	27.26	
L2	S 89° 52' 23" W	39.27	
L3	S 89° 52' 23" W	206.29	
L4	S 89° 52' 23" W	206.29	
L5	S 89° 52' 23" W	206.29	
L6	S 89° 52' 23" W	206.29	
L7	S 89° 52' 23" W	206.29	
L8	S 89° 52' 23" W	206.29	
L9	S 89° 52' 23" W	206.29	
L10	S 89° 52' 23" W	206.29	
L11	S 89° 52' 23" W	206.29	
L12	S 89° 52' 23" W	206.29	
L13	S 89° 52' 23" W	206.29	
L14	S 89° 52' 23" W	206.29	
L15	S 89° 52' 23" W	206.29	
L16	S 89° 52' 23" W	206.29	
L17	S 89° 52' 23" W	206.29	
L18	S 89° 52' 23" W	206.29	
L19	S 89° 52' 23" W	206.29	
L20	S 89° 52' 23" W	206.29	

CURVE TABLE

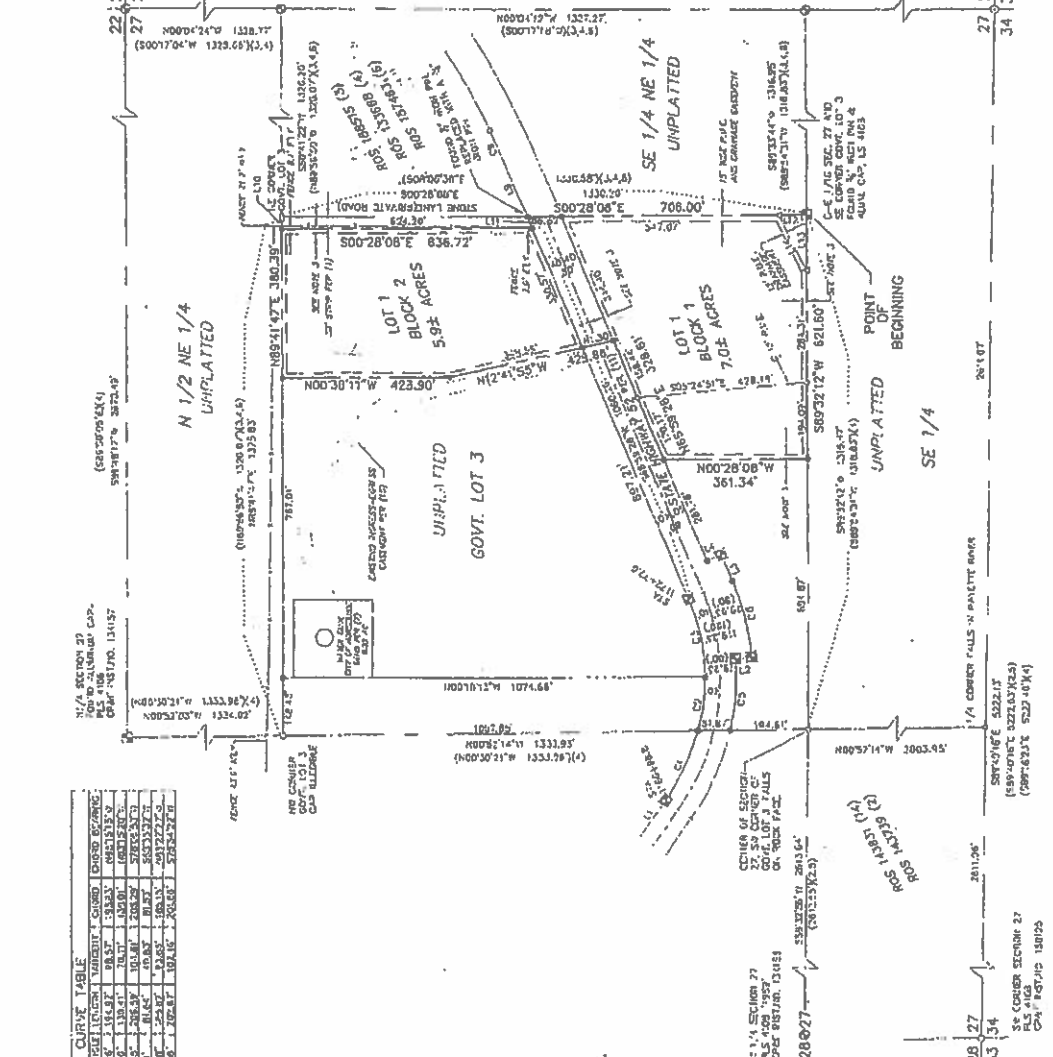
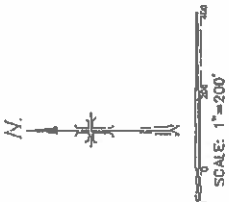
LINE	BEARING	CHORD	CHORD BEARING	ARC LENGTH	AREA
C1	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C2	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C3	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C4	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C5	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C6	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C7	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C8	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C9	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C10	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C11	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C12	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C13	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C14	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C15	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C16	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C17	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C18	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C19	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31
C20	S 89° 52' 23" W	133.31	S 89° 52' 23" W	133.31	133.31

QUAD

QUAD	AREA	PERCENT
Q1	10.00	10.00
Q2	10.00	10.00
Q3	10.00	10.00
Q4	10.00	10.00
Q5	10.00	10.00
Q6	10.00	10.00
Q7	10.00	10.00
Q8	10.00	10.00
Q9	10.00	10.00
Q10	10.00	10.00
Q11	10.00	10.00
Q12	10.00	10.00
Q13	10.00	10.00
Q14	10.00	10.00
Q15	10.00	10.00
Q16	10.00	10.00
Q17	10.00	10.00
Q18	10.00	10.00
Q19	10.00	10.00
Q20	10.00	10.00

REFERENCES

- (1) QUITCLAIM DEED, INST. NO. 196382
- (2) RECORD OF SURVEY, INST. NO. 143739
- (3) RECORD OF SURVEY, INST. NO. 108515
- (4) RECORD OF SURVEY, INST. NO. 133689
- (5) ALTA SURVEY BY JUB ENGINEERING, PLS 7612, 1998.
- (6) RECORD OF SURVEY, INST. NO. 157463
- (7) QUITCLAIM DEED, INST. NO. 81966
- (8) I.T.D. HIGHWAY PLANS, STATE AND PROJECT, 107-F, DISTRICT 4
- (9) QUITCLAIM DEED & EASEMENT AGREEMENT, INST. NO. 148172
- (10) QUITCLAIM DEED, INST. NO. 158767
- (11) RIGHT-OF-WAY DEED, INST. NO. 43045
- (12) EASEMENT, INST. NO. 143280 & 148129
- (13) SUPPLEMENTAL EASEMENT AGREEMENTS INST. NO. 150034, 158442 & 150766
- (14) RECORD OF SURVEY, INST. NO. 143831
- (15) EASEMENT, INST. NO. 81966



**Instrument # 202064**

**IDAHO CITY, BOISE COUNTY, IDAHO**  
2005-05-18 04:00:36 No. of Pages: 2  
Recorded for : ASSOCIATED LAND SURVEYORS  
**KORA A. CANODY**  
Ex-Officio Recorder Deputy *Shirley Day*  
Index to: SUBDIVISION

MINOR SUBDIVISION PLAT SHOWING  
**JENNIFER & KELLI SUBDIVISION**  
LOCATED IN A PORTION OF GOVERNMENT LOT 3,  
SECTION 27, T4N, R. 2E, B1J  
BOISE COUNTY, IDAHO  
ASSOCIATED LAND SURVEYORS  
IDAHO CITY, IDAHO  
MARCH, 2005

CERTIFICATE OF OWNER

Kora A. Canody, by virtue presents, that James H. Kennedy, a single man is the owner of the Real Property described as follows:

A parcel of land lying in a portion of Government Lot 3, Section 27, Township 4 North, Range 2 East, Boise Meridian, Boise County, Idaho, and being more particularly described as follows:

Section 27, T4N, R. 2E, B1J, Boise County, Idaho, containing 320.00 acres, more or less, and being more particularly described as follows:

Thence, along the Southwesterly boundary of said Lot 3, South 285°32'12" West, 621.00 feet to a 3/8" iron pin;

Thence, bearing said Southwesterly boundary, North 09°28'08" West, 361.34 feet, to a 5/8" iron pin on the Southwesterly Right-of-Way of State Highway 52;

Thence, along said Southwesterly Right-of-Way of Highway 52, North 86°30'26" East, 228.61 feet, to a 5/8" iron pin;

Thence, bearing said Southwesterly Right-of-Way, North 17°41'50" East, 429.86 feet, to a 5/8" iron pin on the Southwesterly boundary of said Government Lot 3;

Thence, along said Southwesterly boundary of Government Lot 3, North 86°30'26" East, 228.61 feet, to a 5/8" iron pin;

Thence, along the line between Lot 3 and 300.00 feet Westwesterly of the Eastern boundary of said Government Lot 3, South 00°20'08" East 616.72 feet, to a 5/8" iron pin on the Southwesterly Right-of-Way of said Highway 52;

Thence, along said Northwesterly Right-of-Way of Highway 52, North 86°30'26" East, 228.61 feet, to a 5/8" iron pin on the Southwesterly boundary of said Government Lot 3;

Thence, bearing said Southwesterly boundary, North 09°28'08" West, 361.34 feet, to a 5/8" iron pin on the Southwesterly Right-of-Way of said Highway 52;

Thence, along the line between Lot 3 and 300.00 feet Westwesterly of the Eastern boundary of said Government Lot 3, South 00°20'08" East 616.72 feet, to a 5/8" iron pin on the Southwesterly Right-of-Way of said Highway 52;

Thence, along the line between Lot 3 and 300.00 feet Westwesterly of the Eastern boundary of said Government Lot 3, South 00°20'08" East 616.72 feet, to a 5/8" iron pin on the Southwesterly Right-of-Way of said Highway 52;

Thence, along the line between Lot 3 and 300.00 feet Westwesterly of the Eastern boundary of said Government Lot 3, South 00°20'08" East 616.72 feet, to a 5/8" iron pin on the Southwesterly Right-of-Way of said Highway 52;

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Thence, along the line between Lot 3 and 300.00 feet Westwesterly of the Eastern boundary of said Government Lot 3, South 00°20'08" East 616.72 feet, to a 5/8" iron pin on the Southwesterly Right-of-Way of said Highway 52;

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Thence, along the line between Lot 3 and 300.00 feet Westwesterly of the Eastern boundary of said Government Lot 3, South 00°20'08" East 616.72 feet, to a 5/8" iron pin on the Southwesterly Right-of-Way of said Highway 52;

Thence, along the line between Lot 3 and 300.00 feet Westwesterly of the Eastern boundary of said Government Lot 3, South 00°20'08" East 616.72 feet, to a 5/8" iron pin on the Southwesterly Right-of-Way of said Highway 52;

CERTIFICATE OF COUNTY ASSESSOR

I, THE UNDERSIGNED, COUNTY ASSESSOR, III AND FOR THE COUNTY OF BOISE COUNTY, IDAHO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE PROPERTY TAXES OF BOISE COUNTY, IDAHO, FOR THE YEAR 2005.

*Shirley Day*  
BOISE COUNTY ASSESSOR  
DATE 5/14/05

CERTIFICATE OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER OF APPROVAL ON FILE WITH THE BOISE COUNTY RECORDER OR HIS/HERS AGENT

*Shirley Day*  
CENTRAL DISTRICT HEALTH DEPARTMENT  
DATE 4-27-05

CERTIFICATE OF THE BOARD OF COUNTY COMMISSIONERS

THE UNDERSIGNED, BOARD OF COUNTY COMMISSIONERS OF BOISE COUNTY, IDAHO, DO HEREBY CERTIFY THAT THIS INSTRUMENT IS VALID AND CORRECT AND THAT THE SAME IS IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE BOISE COUNTY RECORDS ACT AND THE BOISE COUNTY RECORDS ACT.

*Shirley Day*  
BOISE COUNTY TREASURER  
DATE 5/14/05

CERTIFICATE OF THE COUNTY TREASURER

I AM IN FULL PAYMENT OF THE TAXES DUE ON THIS PROPERTY FOR THE YEAR 2005. I HEREBY CERTIFY THAT THE PROPERTY IS SUBJECT TO THE PROPERTY TAXES OF BOISE COUNTY, IDAHO, FOR THE YEAR 2005.

*Shirley Day*  
BOISE COUNTY TREASURER  
DATE 5/14/05

CERTIFICATE OF BOISE COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR OF BOISE COUNTY, IDAHO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT IS IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE BOISE COUNTY RECORDS ACT AND THE BOISE COUNTY RECORDS ACT.

*Shirley Day*  
BOISE COUNTY SURVEYOR  
DATE 5/14/05

CERTIFICATE OF SURVEYOR

I, DOUGLAS C. BERNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF IDAHO AND THAT I HAVE PERSONALLY SURVEYED AND PLATED THE ABOVE DESCRIBED PLAT AND THAT I AM A MEMBER OF THE BOISE COUNTY SURVEYORS ASSOCIATION.

*Douglas C. Berney*  
PROFESSIONAL SURVEYOR  
STATE OF IDAHO  
LICENSE NO. 5710  
DATE 5/14/05

CERTIFICATE OF BOISE COUNTY RECORDER

I, KORA A. CANODY, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED INSTRUMENT IS VALID AND CORRECT AND THAT THE SAME IS IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE BOISE COUNTY RECORDS ACT AND THE BOISE COUNTY RECORDS ACT.

*Kora A. Canody*  
BOISE COUNTY RECORDER  
DATE 5/14/05

ACKNOWLEDGMENT

I, JAMES H. KENNEDY, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS INSTRUMENT AND THAT I HAVE SIGNED AND DELIVERED THIS INSTRUMENT VOLUNTARILY AND WITHOUT COERCION, FRAUD, OR UNLAWFUL INFLUENCE.

*James H. Kennedy*  
JAMES H. KENNEDY  
DATE 5/14/05

THIS INSTRUMENT IS VALID AND CORRECT AND THAT THE SAME IS IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE BOISE COUNTY RECORDS ACT AND THE BOISE COUNTY RECORDS ACT.

*Shirley Day*  
BOISE COUNTY RECORDER  
DATE 5/14/05



Parcel # RPO 7N02E 270350

PRIVATE ROADWAY - LEGAL DESCRIPTION

The legal description and thereby location of the right of ingress and egress over certain real property in the NW1/4NE1/4, NE1/4NE1/4 and Government Lot 03 (SW1/4NE1/4) of Section 27, Township 7 North and Range 2 East, B.M., Boise County, Idaho and more particularly described as follows:

Starting at the northeast section corner of above said Section 27, Township 7 North and Range 2 East, B.M.; Thence N89°50'05"W a distance of 1,320 feet to a point; Thence S00°09'56"W a distance of 1,290 feet to THE REAL POINT OF BEGINNING; Thence S89°50'05"E along the south boundary line of the Stone estate property(s) a distance of 30.0 feet to a point; Thence S00°09'56"W a distance of 41.32 feet, more or less, to a point on the south boundary of the above said NE1/4NE1/4 of Section 27; Thence N89°56'50"W along the above said south boundary line of the NE1/4NE1/4 of Section 27 a distance of 39.03 feet, more or less, to the southwest 1/16 corner of the above said NE1/4NE1/4 of Section 27; Thence S00°06'39"E along the west boundary line of the SE1/4NE1/4 of Section 27, Township 7 North and Range 2 East, B.M., a distance of 624.22 feet to a point on the north right-of-way boundary of State Highway No. 52; Thence S67°21'22"W along the above said north right-of-way boundary a distance of 32.48 feet to a point; Thence N00°06'39"W a distance of 578.08 feet to a point; Thence S89°50'05"E a distance of 39.03 feet to a point, to the REAL POINT OF BEGINNING.



EXHIBIT A

PARCEL I

A PORTION OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE COUNTY, IDAHO, DESCRIBED AS FOLLOWS;  
STARTING AT A POINT 1320 FEET WEST AND 1290 FEET SOUTH OF NORTHEAST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 EAST, BOISE MERIDIAN, POINT OF BEGINNING, THENCE EAST 192.6 FEET THENCE NORTH 335 FEET, THENCE WEST 192.6 FEET; THENCE SOUTH 335 FEET TO THE POINT OF BEGINNING.

PARCEL II

AN EASEMENT FOR INGRESS AND EGRESS AS FOLLOWS;  
STARTING AT THE NORTHEAST SECTION CORNER OF ABOVE SAID SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 EAST, BOISE MERIDIAN; THENCE NORTH 89°50'05" WEST, A DISTANCE OF 1320 FEET TO A POINT; THENCE SOUTH 00°09'56" WEST, A DISTANCE OF 1290 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH 89°50'05" EAST, ALONG THE SOUTH BOUNDARY LINE OF THE STONE ESTATE PROPERTY(S) A DISTANCE OF 385.2 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST PROPERTY CORNER OF THE STONE ESTATE PROPERTY(S); THENCE SOUTH 00 DEGREES 09'56" WEST, A DISTANCE OF 40.49 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE ABOVE SAID NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 27, THENCE NORTH 89 DEGREES 56'50" WEST ALONG THE ABOVE SAID SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 27 A DISTANCE OF 394.03 FEET TO THE SOUTHWEST 1/16 CORNER OF THE ABOVE SAID NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 27; THENCE SOUTH 00 DEGREES 06'39" EAST ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 EAST, BOISE MERIDIAN, A DISTANCE OF 624.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY BOUNDARY OF STATE HIGHWAY NO. 52; THENCE SOUTH 67 DEGREES 21' 22" WEST, ALONG THE ABOVE SAID NORTH RIGHT OF WAY BOUNDARY A DISTANCE OF 32.48 FEET TO A POINT; THENCE NORTH 00 DEGREES 06'39" WEST A DISTANCE OF 678.08 FEET TO A POINT; THENCE SOUTH 89 DEGREES 50'05" EAST, A DISTANCE OF 39.03 FEET TO THE REAL POINT OF BEGINNING.  
THE AMENDED LEGAL DESCRIPTION AND THEREBY LOCATION OF THE ABOVE MENTIONED RIGHT OF INGRESS AND EGRESS OVER CERTAIN REAL PROPERTY OWNED BY GRANTOR IN THE NORTHWEST 1/4 NORTHEAST 1/4 NORTHEAST 1/4 NORTHEAST 1/4 AND GOVERNMENT LOT #3 (SOUTHWEST 1/4 NORTHEAST 1/4) OF SECTION 27, TOWNSHIP 7 NORTH AND RANGE 2 EAST, BOISE MERIDIAN, BOISE COUNTY, IDAHO, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
STARTING AT THE NORTHEAST SECTION CORNER OF ABOVE SAID SECTION 27, TOWNSHIP 7 NORTH AND RANGE 2 EAST, BOISE MERIDIAN; THENCE NORTH 89 DEGREES 50'05" WEST A DISTANCE OF 1320 FEET TO A POINT; THENCE SOUTH 00 DEGREES 09'56" WEST A DISTANCE OF 1290 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 50'05" EAST ALONG THE SOUTH BOUNDARY LINE OF THE STONE ESTATE PROPERTY(S) A DISTANCE OF 385.2 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST PROPERTY CORNER OF THE STONE ESTATE PROPERTY(S) THENCE SOUTH 00 DEGREES 09'56" WEST A DISTANCE OF 40.49 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE ABOVE SAID NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 27; THENCE NORTH 89 DEGREES 56'50" WEST ALONG THE ABOVE SAID SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 27, A DISTANCE OF 394.03 FEET TO THE SOUTHWEST 1/16 CORNER OF THE ABOVE SAID NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 27; THENCE SOUTH 00 DEGREES 06'39" EAST ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH AND RANGE 2 EAST, BOISE MERIDIAN, A DISTANCE OF 624.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY BOUNDARY OF STATE HIGHWAY NO. 52; THENCE SOUTH 67 DEGREES 21'22" WEST ALONG THE ABOVE SAID NORTH RIGHT OF WAY BOUNDARY A DISTANCE OF 32.48 FEET TO A POINT; THENCE NORTH 00 DEGREES 06'39" WEST A DISTANCE OF 678.08 FEET TO A POINT; THENCE SOUTH 89 DEGREES 50'05" EAST A DISTANCE OF 39.03 FEET TO THE REAL POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

Parcel #

RPO 7102E 270360



1500 S. Washington Ave., Ste. B  
Emmett, ID 83617

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 564883 PG/PP

Instrument # 249808  
CITY, BOISE COUNTY, IDAHO  
2016 15:51:05 PM No. of Pages: 2  
ded for PIONEER TITLE COMPANY OF ADA  
MARY T. PRISCO Fee: \$13.00  
Ex-Officio Recorder Deputy shirley george  
Index to: DEEDS  
Electronically Recorded by Simplifile

### WARRANTY DEED

For Value Received

Tye A Reay and Tina D Reay, husband and wife

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

Tamarack Mill, LLC an Idaho limited liability company DBA Evergreen Forest

hereinafter referred to as Grantee, whose current address is PO Box 340 Kooskia, ID 83539

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(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: May 20, 2015

Tye A Reay  
Tye A Reay

Tina D Reay  
Tina D Reay

State of ID, County of Ada

On this 27<sup>th</sup> day of January in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Tye A Reay, known or identified to me to be the President of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same. \*Tye A. Reay & Tina D. Reay

Palla R. Garrison  
Residing at: Emmett ID  
Commission Expires: 12/01/2022



EXHIBIT A

A parcel of real property located in the Northeast 1/4 Northeast 1/4 of Section 27, Township 7 North and Range 2 East, Boise Meridian, Boise County, State of Idaho, and more particularly described as follows:

Starting at the Northeast section corner of above said Section 27, Township 7 North and Range 2 East; thence North 89°50'05" West (formerly West) a distance of 1,320 feet to a point; thence South 00°09'56" West (formerly South) a distance of 1,290 feet to a point; thence South 89°50'05" East (formerly East) a distance of 192.6 feet to the Real Point of Beginning; thence continuing South 89°50'05" East (formerly East) a distance of 192.6 feet to a point; thence North 00°09'56" East (formerly North) a distance of 335 feet to a point; thence North 89°50'05" West (formerly West) a distance of 192.60 feet to a point; thence South 00°09'56" West (formerly South) a distance of 335 feet to the Real Point of Beginning.

Together with the right of ingress and egress over a tract of land located in the North 1/2 Northeast 1/4 and Government Lot 3 (Southwest 1/4 Northeast 1/4) of Section 27, Township 7 North and Range 2 East, Boise Meridian, and more particularly described as follows:

Starting at the Northeast Section corner of above said Section 27, Township 7 North and Range 2 East, Boise Meridian; thence North 89°50'05" West a distance of 1,320 feet to a point; thence South 00°09'56" West a distance of 1,290 feet to the Real Point of Beginning; thence South 89°50'05" East along the South boundary line of the Stone Estate property (s) a distance of 385.2 feet to a point, said point also being the Southeast property corner of the Stone Estate property (s); thence South 00°09'56" West a distance of 40.49 feet to a point on the south boundary of the above said Northeast 1/4 Northeast 1/4 of Section 27; thence North 89°56'50" West along the above said south boundary line of the Northeast 1/4 Northeast 1/4 of Section 27 a distance of 394.03 feet to the Southwest 1/16 corner of the above said Northeast 1/4 Northeast 1/4 of Section 27; thence South 00°06'39" East along the west boundary line of the Southeast 1/4 Northeast 1/4 of Section 27, Township 7 North and Range 2 East, Boise Meridian, a distance of 624.22 feet to a point on the North right of way boundary of State Highway No. 52; thence South 67°21'22" West along the above said North right of way boundary a distance of 32.48 feet to a point; thence North 00°06'39" West a distance of 678.08 feet to a point; thence South 89°50'05" East a distance of 39.03 feet to the Real Point of Beginning.