



**Instrument # 2182809**  
JEROME COUNTY, JEROME, IDAHO  
07-09-2018 12:53:13 PM No. of Pages: 3  
Recorded for: TITLEONE - TWIN FALLS  
MICHELLE EMERSON Fee: \$15.00  
Ex-Officio Recorder Deputy: jw  
Electronically Recorded by Simplifile

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Order Number: 18310678

## WARRANTY DEED

For Value Received,

GH Holdings, LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, IGH Holdings, LLC, an Idaho limited liability company, whose current address is PO Box 114, Ucon, ID 83454, the Grantee, the following described premises, in Jerome County, Idaho, To Wit:

TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 11: Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ , described as follows:

Beginning at the Northeast corner of Section 11 in Township 10 South, Range 20 East Boise Meridian, said corner marked by a  $\frac{1}{2}$  inch rebar;  
Thence South 00°14'28" East (South 0°11'14" East, Rec.) along the East line of Section 11 for a distance of 1325.07 feet (1325.00', Rec.);  
Thence South 89°10'57" West (South 89°48'46" West, Rec.) for a distance of 25.37 feet (25.00' Rec.) to a right of way marker on the Westerly boundary of Ridgeway Road;  
Thence North 07°48'46" West (North 07°54'31" West, Rec.) along said boundary for a distance of 27.88 feet (27.54', Rec.) to THE POINT OF BEGINNING;  
Thence South 89°46'26" West (South 89°48'46" West, Rec.) for a distance of 346.44 feet to a  $\frac{1}{2}$  inch rebar;  
Thence North 02°17'09" West for a distance of 148.58 feet to a 2" galvanized fence post in concrete;  
Thence North 87°28'15" East for a distance of 50.49 feet to a 2" galvanized fence post in concrete;  
Thence North 15°04'46" East for a distance of 262.17 feet to a  $\frac{1}{2}$  inch rebar on the Southerly boundary of the Frontage Road;  
Thence North 89°55'25" East (South 89°58'54" East, Rec.) along said boundary for a distance of 210.54 feet to a right of way marker on the Westerly boundary of Ridgeway Road;  
Thence South 00°22'24" East (South 0°11'14" East, Rec.) along said boundary for a distance of 245.53 feet (245.74', Rec.) to a  $\frac{1}{2}$  inch rebar;  
Thence South 07°48'46" East (South 07°54'31" East, Rec.) along said boundary for a distance of 158.70 feet (158.59', Rec.) to THE POINT OF BEGINNING.

SUBJECT TO a Well Easement, described as follows:

TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 11: Part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ , described as follows:

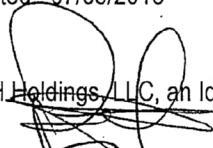
Beginning at the Northeast corner of Section 11 in Township 10 South, Range 20 East Boise Meridian, said corner marked by a  $\frac{1}{2}$  inch rebar;  
Thence South 00°14'28" East (South 0°11'14" East, Rec.) along the East line of Section 11 for a distance of 1325.07 feet (1325.00', Rec.);  
Thence South 89°10'57" West (South 89°48'46" West, Rec.) for a distance of 25.37 feet (25.00', Rec.) to a right of way marker on the Westerly boundary of Ridgeway Road;  
Thence North 07°48'46" West (North 07°54'31" West, Rec.) along said boundary for a distance of 27.88 feet (27.54', Rec.);  
Thence South 89°46'26" West (South 89°48'46" West, Rec.) for a distance of 346.44 feet to a  $\frac{1}{2}$  inch rebar;  
Thence North 02°17'09" West for a distance of 148.58 feet to a 2" galvanized fence post in concrete;  
Thence North 87°28'15" East for a distance of 50.49 feet to a 2" galvanized fence post in concrete;  
Thence North 15°04'46" East for a distance of 67.95 feet to THE POINT OF BEGINNING;  
Thence North 15°04'46" East for a distance of 10.00 feet;  
Thence South 74°55'14" East for a distance of 15.20 feet;  
Thence South 15°04'46" West for a distance of 10.00 feet;  
Thence North 74°55'14" West for a distance of 15.20 feet to THE POINT OF BEGINNING.

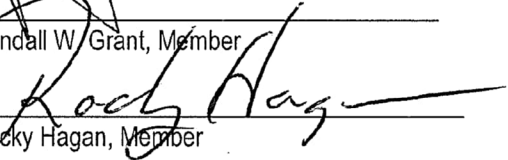
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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Dated: 07/05/2018

~~GH Holdings, LLC, an Idaho limited liability company~~

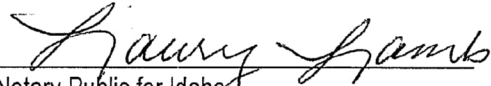
By:   
\_\_\_\_\_  
Randall W. Grant, Member

By:   
\_\_\_\_\_  
Rocky Hagan, Member

State of Idaho, County of Jerome, ss.

On this 5 day of July 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Randall W. Grant and Rocky Hagan, known or identified to me to be the members of the limited liability company that executed the within instrument and acknowledged to me that they executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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 for Idaho  
Residing In: Jerome, ID  
My Commission Expires: 4/2/2022

