

ACCOMMODAT

## QUITCLAIM DEED

FOR VALUE RECEIVED,

Elms Park Center, LLC, an Idaho Limited Liability Company, as to an undivided 62.07% interest and Breck E. Duncan, a married man as his sole and separate property, as to an undivided 18.97% interest and Dave Elledge, a married man as his sole and separate property, as to an undivided 9.48% interest

do(es) hereby convey, release, remise and forever quitclaim unto

Donnelly 270, LLC, an Idaho Limited Liability Company

whose current address is: 2970 E. Rivernest, Boise, ID 83706

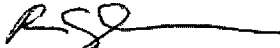
the following described premises:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: December 27, 2022

Elms Park Center, LLC



By: R. Craig Groves, Manager



Breck E. Duncan



Dave Elledge

State of Idaho} ss  
County of Ada}

On this 27th day of December, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared R. Craig Groves known or identified to me to be the Managing Member in the Limited Liability Company known as Elms Park Center, LLC who executed the foregoing instrument in said LLC name.

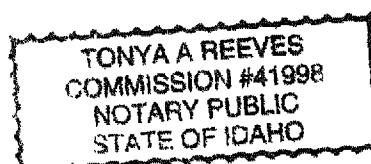
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Idaho

Residing at:

Commission Expires: Residing In: Meridian  
Expiration: 04/22/2028



State of Idaho  
County of Ada

On this 27<sup>th</sup> day of December, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Beck E. Duncan and Dave Elledge, known or identified to me to be the person(s) whose name(s) are subscribed to the within Instrument and acknowledged that they executed the same.

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



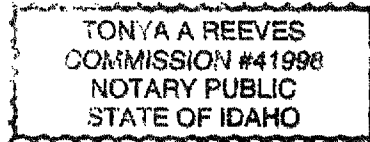
Notary Public for the State of Idaho

Residing at:

Commission Expires:

Residing In: Meridian

Expiration: 04/22/2028



**Exhibit 'A'**

**Parcel 1:**

A parcel of land located in the South half of the Southwest Quarter of Section 10, Township 16 North Range 3 East, Boise Meridian, Valley County, Idaho being more particularly described as follows:

Commencing at the Southwest corner of said Section 10, a found brass cap monument, C.P.F. Instrument 131026 corner records of said Valley County; thence a bearing of North 0°07'50" West a distance of 30.00 feet to a point on the North right of way boundary of West Roseberry Road being the TRUE POINT OF BEGINNING; thence a bearing of North 0°07'50" West a distance of 834.04 feet to a point; thence a bearing of South 89°25'28" East a distance of 1940.10 feet to a point on the West right of way boundary of the former Oregon Shortline Railroad; thence a bearing of South 7°45'21" East a distance of 49.85 feet on said West right of way boundary to a found 5/8 inch rebar marking the Northeast corner of a parcel of land described by Record of Survey Book 6 page 626; thence a bearing of North 89°14'48" West a distance of 627.39 feet (record 626.83 feet) on the North boundary of said parcel of land to a found 5/8 inch rebar; thence a bearing of South 0°45'12" West a distance of 581.93 feet (record 581.90 feet) on the West boundary of said parcel of land to a found 5/8 inch rebar; thence a bearing of South 0°45'12" West a distance of 208.73 feet to a point; thence a bearing of North 89°14'48" West a distance of 356.75 feet on said North right of way boundary of West Roseberry Road to a found 1/2 inch rebar; thence a bearing of North 0°45'12" East a distance of 70.33 feet to a found 5/8 inch rebar; thence a bearing of North 89°14'48" West a distance of 100.00 feet to a found 1/2 rebar; thence a bearing of South 0°45'12" West a distance of 70.33 feet to a found 1/2 inch rebar; thence a bearing of North 89°14'48" West a distance of 620.46 feet on said North right of way boundary to a found 1/2 inch rebar; thence a bearing of North 0°45'12" East a distance of 104.36 feet to a found 1/2 inch rebar; thence a bearing of North 89°14'48" West a distance of 100.00 feet to a found 1/2 inch rebar; thence a bearing of South 0°45'12" West a distance of 104.36 feet to a found 1/2 rebar; thence a bearing of North 89°14'48" West a distance of 130.00 feet on said North right of way boundary to the POINT OF BEGINNING.

**Parcel 2:**

A parcel of land located in the South half of the Southwest Quarter of Section 10, Township 16 North, Range 3 East Boise Meridian, Valley County, Idaho being more particularly described as follows:

Commencing at the Southwest corner of said Section 10, a found brass cap monument C.P.F. Inst. 131026 corner records of said Valley County; thence a bearing of North 0°07'50" West a distance of 30.00 feet to a point on the North right-of-way boundary of West Roseberry Road; thence a bearing of North 0°07'50" West, a distance of 1290.32 feet to a 1/2 inch rebar marking the South 1/16 corner on the West boundary of said Section 10 being the TRUE POINT OF BEGINNING; thence a bearing of South 89°25'28" East a distance of 1878.91 feet to a point on the West right-of-way boundary of the former Oregon Shortline Railroad; thence a bearing of South 7°45'21" East a distance of 461.11 feet on said West right-of-way boundary to a point; thence a bearing of North 89°25'28" West, a distance of 1940.10 feet to a point on said West boundary of Section 10; thence a bearing of North 0°07'50" West, a distance of 456.28 feet on said West boundary to the POINT OF BEGINNING.

**Parcel 3:**

A tract of land situate in Section 10, Township 16 North, Range 3 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

Beginning at the Southwest corner of Section 10, Township 16 North, Range 3 East, Boise Meridian; thence East along the Section line of Section 10 a distance of 850.00 feet to the Real Point of Beginning;  
Thence East 100.00 feet to a point;  
Thence North 100.00 feet 4" to a point;  
Thence West 100.00 feet to a point;  
Thence South 100.00 feet 4" more or less to the Place of Beginning.

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