





Escrow No.: 34602442325-EQ

## WARRANTY DEED

### FOR VALUE RECEIVED

**Lisa C. Nelson - Stevens, a married woman as her sole and separate property**

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

**Freedom Management Group LLC, an Idaho limited liability company**

GRANTEE(S), whose current address is: **PO Box 596, Cascade, ID 83611**

the following described real property in Valley County, Idaho, more particularly described as follows, to wit:

### SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that 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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 22 day of Jan., 2025.



Exhibit A

A parcel of land in the South half of the North half of Section 15, Township 16 North, Range 3 East, Boise-Meridian, Valley County, Idaho shown on Record of Survey recorded November 6, 1998 in Book 6 of Surveys at Page 617, as Instrument No. 236412 more particularly described as follows:

Beginning at the C 1/4 corner of Section 15, from which CN 1/16 corner of said Section bears North 00°16'22" West, 1312.17 feet; thence, along the South line of the Northwest 1/4 of said Section, North 89°21'40" West, 15.00 feet; thence  
North 07°45'16" West, 1326.65 feet to a point on the North line of the South half of the North half of Section 15; thence along said North line  
South 89°13'47" East, 187.77 feet to the CN 1/16 corner of said Section; thence, continuing along said North line  
South 89°32'36" East, 415.05 feet to a point from which, a 1/2" rebar as shown on Record of Survey, Recorded in Book 6 of Surveys at Page 578, Valley County Records bears North 00°27'24" East, 0.33 feet; thence  
South 00°27'24" West, 208.00 feet to a point from which a 1/2" rebar as shown on said survey bears North 27°48'37" East, 0.37 feet; thence  
South 89°32'36" East, 208.00 feet to a point from which a 1/2" rebar as shown on said survey bears, North 19°31'34" East, 0.56 feet; thence  
South 37°32'01" East, 447.91 feet; thence  
South 41°20'29" West, 427.95 feet; thence  
South 03°46'21" East, 430.44 feet; thence  
North 89°23'08" West, 633.69 feet to the Point of Beginning.

Excepting therefrom the following parcel:

A parcel of land in the South half of the North half of Section 15, Township 16 North, Range 3 East, Boise-Meridian, Valley County, Idaho, more particularly described as follows:

Commencing at the Center Quarter Corner of Section 15, along the South line of the Northwest Quarter of said section  
North 89°21'40" West 15.00 feet; thence  
North 07°45'16" West 440 feet to the Point of Beginning; thence  
North 07°45'16" West 886.65 feet to a point on the North line of the South half of the North half of Section 15; thence along said North line  
South 89°13'47" East 187.77 feet to the Center-North 1/16 corner of said section; thence continuing along said North line  
South 89°32'36" East 415.05 feet to a point; thence  
South 00°27'24" West 208.00 feet to a point; thence  
South 89°32'36" East 208.00 feet to a point; thence  
South 37°32'01" East 175 feet to a point; thence  
Southwesterly to the Point of Beginning.

**WARRANTY DEED**  
(continued)

Lisa C. Nelson-Stevens  
Lisa C. Nelson -Stevens

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 17<sup>th</sup> day of Jan., 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Lisa C. Nelson - Stevens known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: Erin Quenzer  
Name: Erin Quenzer  
Residing at: Emmett, ID  
My Commission Expires: 04/06/2030

(SEAL)

