



Escrow No.: 34602442324-EQ

WARRANTY DEED

FOR VALUE RECEIVED

Gregory Dale Nelson and Lisa C. Nelson - Stevens, husband and wife

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

Reuben J. Ortega, a married man as his sole and separate property

GRANTEE(S), whose current address is: 151 N Lost Canyon Way, Eagle, ID 83616

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

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:

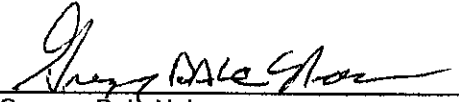
Commencing at the Center Quarter Corner of Section 15, along the South line of the Northwest Quarter of said section North 89°21'40" West 15.00 feet; thence North 07°45'16" West 440 feet to the Point of Beginning; thence North 07°45'16" West 886.65 feet to a point on the North line of the South half 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.

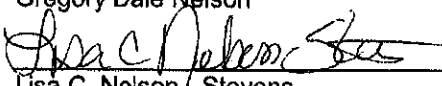
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances 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 January, 2025.

WARRANTY DEED
(continued)

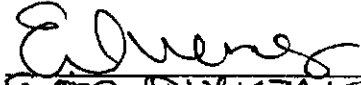


Gregory Dale Nelson


Lisa C. Nelson - Stevens

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 17th day of Jan., 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory Dale Nelson and 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: 
Name: Erin Quenzer
Residing at: Emmett ID
My Commission Expires: 04/06/2030

(SEAL)

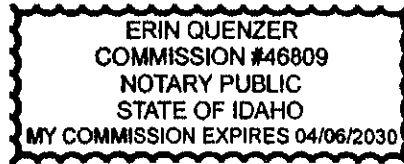


Exhibit A

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, 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.