

**Instrument # 456382**

**VALLEY COUNTY, CASCADE, IDAHO**

**4-11-2023 11:50:35 AM No. of Pages: 2**

**Recorded for : CITY OF MCCALL**

**DOUGLAS A. MILLER**

**Fee: 0.00**

**NA**

**Ex-Officio Recorder Deputy**

**Index to: CITY OF MCCALL - MISC.**

## QUITCLAIM DEED

**FOR VALUE RECEIVED**, McCall-Donnelly Joint School District No. 421, ("Grantor"), whose address is 120 Idaho Street, McCall, Idaho 83638, does release and forever quitclaim unto McCall-Donnelly Joint School District No. 421, whose address is 120 Idaho Street, McCall, Idaho 83638, hereinafter "Grantee," and to its heirs, assigns, and successors, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property located in Valley County, State of Idaho:

A parcel of land situate in a portion of the Northwest Quarter of the Northwest Quarter of Section 16, Township 18 North, Range 3 East, Boise Meridian, City of McCall, Valley County, Idaho, being more particularly described as follows:

**COMMENCING** at the Northwest corner of said Section 16 (from which the West Quarter Corner of said Section 16 bears South 00°43'56" West, 2643.18 feet distant); thence on the west section line of said Section 16, South 00°43'56" West, 572.63 feet; thence leaving said west section line, South 89°20'40" East, 30.53 feet, to a point on the northerly boundary line of Wildwoods Condominiums as shown on the official plat thereof on file in Book 5, on Page 4 of Plats, in the Office of the Recorder of Valley County, Idaho; thence on said northerly boundary line, South 89°20'40" East, 222.07 feet, to the **POINT OF BEGINNING**:

Thence leaving said northerly boundary line, South 89° 24' 33" East, 303.02 feet to a point on a 50-foot Offset Spiral Curve, on the westerly right of way line of the abandoned Oregon Shortline Railroad;

Thence on said westerly right of way line the following 2 courses of offset spiral curve to the left, South 00° 59' 29" East, 23.49 feet;

Thence South 01° 04' 57" East, 23.49 feet;

Thence South 01° 05' 51" East, 601.85 feet, to the northeasterly corner of the platted McCall Cemetery, as shown on that particular Record of Survey on record as Instrument No. 260532, in book 7, on Page 89 of Records of Survey, in the Office of the Recorder of Valley County;

Thence leaving said westerly right of way line, North 89° 29' 30" West, 553.00 feet, on the north line of said McCall Cemetery to a point on the easterly right of way line of North Mission Street;

Thence on said easterly right of way line, North 06° 25' 23" West, 44.92 feet;

Thence North 01° 56' 50" East, 117.54 feet, to a point on the boundary line of said Wildwood Condominiums;

Thence leaving said westerly right of way, on said boundary line the following 7 course, South 88° 03' 10" East, 143.60 feet;

Thence North 01° 56' 50" East, 30.00 feet;

Thence South 88° 03' 10" East, 160.00 feet;

Thence North 25° 37' 47" East, 124.48 feet;

Thence North 01° 56' 50" East, 156.00 feet;

Thence North 65° 09' 40" West, 145.39 feet;

Thence North 02°56'20" East, 136.12 feet, to the **POINT OF BEGINNING**.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 10 day of April, 2023.

By: [Signature]  
Superintendent,  
McCall-Donnelly Joint School District No. 421

STATE OF IDAHO )  
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County of Valley )

On this 10<sup>th</sup> day of April, in the year 2023, before me personally appeared Eric Pingrey, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he had full legal authority to bind Grantor, and that he executed the same.



(SEAL)

[Signature]  
Notary Public for Idaho

Commission expires: 1-9-29