

NA

WARRANTY DEED

FOR VALUE RECEIVED, McCall-Donnelly Joint School District No. 421, ("Grantor"), whose address is 120 Idaho Street, McCall, Idaho 83638, hereby conveys, grants and warrants to McCall-Donnelly Joint School District No. 421, ("Grantee"), whose address is 120 Idaho Street, McCall, Idaho 83638 (Grantee), for, the following described real property:

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, 210.02 feet; thence leaving said west section line, South 89°54'11" East, 35.00 feet to a point common with the easterly right of way line of North Mission Street and the southerly right of way line of Stibnite Street East, said point being the POINT OF BEGINNING.

Thence on said southerly right of way line, South 89° 54' 11" East, 540.40 feet to a point of curvature on the westerly right of way line of the abandoned Oregon Shortline Railroad; Thence 181.12 feet on the arc of a curve to the left, having a radius of 1482.39 feet, a central angle of 07° 00' 02", and whose long chord bears South 06° 56' 39" West, 181.01 feet to the point of curvature of a 50-foot Offset Spiral Curve;

Thence, continuing on said westerly railroad right of way line the following 8 courses of offset spiral curve to the left,

- South 03° 00' 12" West, 23.52 feet;
- Thence South 02° 11' 15" West, 23.51 feet;
- Thence South 01° 27' 33" West, 23.50 feet;
- Thence South 00° 49' 26" West, 23.50 feet;
- Thence South 00° 16' 51" West, 23.50 feet;
- Thence South 00° 10' 29" East, 23.49 feet;
- Thence South 00° 32' 13" East, 23.49 feet;
- Thence South 00° 48' 37" East, 23.49 feet;

Thence leaving said railroad right of way, North 89° 24' 33" West, 303.02 feet, to a point on the 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 boundary line, North 89° 20' 40" West, 222.07 feet, to a point on the easterly right of way line of North Mission Street;

Thence on said easterly right of way line, North 01° 56' 50" East, 210.71 feet; Thence North 00° 43' 56" East, 152.29 feet, to the POINT OF BEGINNING.

The above-described parcel contains 4.407 Acres (191,947 Ft2), more or less.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

The above-described easement contains 4.802 Acres (209,168 Ft²), more or less.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto Grantee, and to its heirs, assigns, and successors, forever.

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)
) :ss
County of Valley)

On this 10th 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