

2017-188

ACCOMMODATION RECORDING

KOOTENAI COUNTY TITLE COMPANY  
has not examined this document,  
assumes no liability as to its validity  
and its affects upon the title.

JIM BRANNON 18 P 2623164000  
KOOTENAI COUNTY RECORDER  
KKR 12/5/2017 1:57 PM  
REQ OF KOOTENAI COUNTY TITLE  
COMPANY  
RECORDING FEE: \$15.00 DD  
Electronically Recorded

**RETURN FOLLOWING RECORDING TO:**

BRIAN C. BALCH  
601 S. DIVISION STREET  
SPOKANE, WA 99202-1335

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**WARRANTY DEED**

HENRICKSON FARMS, LTD., a dissolved Idaho limited partnership, whose address is c/o 575 Canterbury Lane, Moses Lake, WA 98837 ("Henrickson Farms"); as well as DANA M. HENRICKSON, as his separate property, whose address is 266 Maynard Street, San Francisco, CA 94112; BONNIE J. HENRICKSON, as her separate property, whose address is 1126 14th Avenue, Lewiston, ID 83501; CARL S. HENRICKSON, as his separate property, whose address is 575 Canterbury Lane, Moses Lake, WA 98837; ERIK H. HENRICKSON, as his separate property, whose address is 6128 N. Wall Street, Spokane, WA 99205; KATHRYN A. CRIDER, as her separate property, whose address is 3151 Oakesdale Road, Oakesdale, WA 99158; MIRIAM H. MATSON, whose address is 13658 S.E. 7th Avenue, Bellevue, WA 98005; DIANNE HENRICKSON, as her separate property, whose address is P. O. Box 48, Oakesdale, WA 99158; and CARL S. HENRICKSON, as Personal Representative of the Estate of Rosemary Henrickson, whose address is 575 Canterbury Lane, Moses Lake, WA 98837 (collectively the "Partners"), with all of the Partners being all of the former General and Limited Partners of Henrickson Farms at the time of its dissolution; all as Grantors, hereby convey and warrant to HENRICKSON FAMILY HOLDINGS, LLC, an Idaho limited liability company, whose address is 575 Canterbury Lane, Moses Lake, WA 98837, for valuable consideration, the following described real property, to-wit:

**See attached Exhibit "A."**

**RESERVING unto the Partners any and all right, title, and interest of the Grantors in and to those certain water permits to appropriate the public waters of the State of Idaho under Nos. 95-2168A and 95-7584 issued to the Grantors by the State of Idaho Department of Water Administration and the water rights and privileges incident thereto.**

TO HAVE AND TO HOLD THE SAID PREMISES WITH THEIR APPURTENANCES UNTO THE SAID GRANTEE AND ITS HEIRS AND ASSIGNS FOREVER. THE SAID GRANTORS DO HEREBY COVENANT TO AND WITH THE SAID GRANTEE THAT THEY ARE THE OWNERS IN FEE SIMPLE OF SAID PREMISES, THAT THEY ARE FREE FROM ALL ENCUMBRANCES EXCEPT THOSE TO WHICH THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT AND TO THOSE MADE, SUFFERED, OR DONE BY THE GRANTEE, AND THAT THEY WILL WARRANT AND DEFEND THE SAME FROM ALL LAWFUL CLAIMS WHATSOEVER.

Grantors' liability, if any, under this Deed, is limited to any proceeds recoverable under any policy of title insurance, and not otherwise.


IN WITNESS WHEREOF, the Grantors have executed this instrument on this 30<sup>th</sup> day of November 2017.

HENRICKSON FARMS, LTD.

By:   
Carl S. Henrickson, General Partner

\_\_\_\_\_  
DANA M. HENRICKSON

\_\_\_\_\_  
BONNIE J. HENRICKSON

  
CARL S. HENRICKSON


\_\_\_\_\_  
ERIK H. HENRICKSON

\_\_\_\_\_  
KATHRYN A. CRIDER

\_\_\_\_\_  
MIRIAM H. MATSON

\_\_\_\_\_  
DIANNE HENRICKSON

ESTATE OF ROSEMARY HENRICKSON

By:   
Carl S. Henrickson, Personal Representative

Grantors' liability, if any, under this Deed, is limited to any proceeds recoverable under any policy of title insurance, and not otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 30 day of NOVEMBER 2017.

HENRICKSON FARMS, LTD.

By: \_\_\_\_\_  
Carl S. Henrickson, General Partner

  
\_\_\_\_\_  
DANA M. HENRICKSON

\_\_\_\_\_  
BONNIE J. HENRICKSON

\_\_\_\_\_  
CARL S. HENRICKSON

\_\_\_\_\_  
ERIK H. HENRICKSON

\_\_\_\_\_  
KATHRYN A. CRIDER

\_\_\_\_\_  
MIRIAM H. MATSON

\_\_\_\_\_  
DIANNE HENRICKSON

\_\_\_\_\_  
ESTATE OF ROSEMARY HENRICKSON

By: \_\_\_\_\_  
Carl S. Henrickson, Personal Representative

Grantors' liability, if any, under this Deed, is limited to any proceeds recoverable under any policy of title insurance, and not otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this \_\_\_\_ day of \_\_\_\_\_ 2017.

HENRICKSON FARMS, LTD.

By: \_\_\_\_\_  
Carl S. Henrickson, General Partner

\_\_\_\_\_  
DANA M. HENRICKSON

*Bonnie J. Henrickson*  
\_\_\_\_\_  
BONNIE J. HENRICKSON

\_\_\_\_\_  
CARL S. HENRICKSON

\_\_\_\_\_  
ERIK H. HENRICKSON

\_\_\_\_\_  
KATHRYN A. CRIDER

\_\_\_\_\_  
MIRIAM H. MATSON

\_\_\_\_\_  
DIANNE HENRICKSON

\_\_\_\_\_  
ESTATE OF ROSEMARY HENRICKSON

By: \_\_\_\_\_  
Carl S. Henrickson, Personal Representative

Grantors' liability, if any, under this Deed, is limited to any proceeds recoverable under any policy of title insurance, and not otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 27<sup>th</sup> day of November 2017.

HENRICKSON FARMS, LTD.

By: \_\_\_\_\_  
Carl S. Henrickson, General Partner

\_\_\_\_\_  
DANA M. HENRICKSON

\_\_\_\_\_  
BONNIE J. HENRICKSON

\_\_\_\_\_  
CARL S. HENRICKSON

  
\_\_\_\_\_  
ERIK H. HENRICKSON

Notary Seal & Signature on  
Official Document to Follow

\_\_\_\_\_  
KATHRYN A. CRIDER

\_\_\_\_\_  
MIRIAM H. MATSON

\_\_\_\_\_  
DIANNE HENRICKSON

\_\_\_\_\_  
ESTATE OF ROSEMARY HENRICKSON

By: \_\_\_\_\_  
Carl S. Henrickson, Personal Representative

Grantors' liability, if any, under this Deed, is limited to any proceeds recoverable under any policy of title insurance, and not otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 24 day of November 2017.

HENRICKSON FARMS, LTD.

By: \_\_\_\_\_  
Carl S. Henrickson, General Partner

\_\_\_\_\_  
DANA M. HENRICKSON

\_\_\_\_\_  
BONNIE J. HENRICKSON

\_\_\_\_\_  
CARL S. HENRICKSON

\_\_\_\_\_  
ERIK H. HENRICKSON

Kathryn A. Crider  
KATHRYN A. CRIDER

\_\_\_\_\_  
MIRIAM H. MATSON

\_\_\_\_\_  
DIANNE HENRICKSON

ESTATE OF ROSEMARY HENRICKSON

By: \_\_\_\_\_  
Carl S. Henrickson, Personal Representative

No.  
State :  
ALICE  
My Appointment

Grantors' liability, if any, under this Deed, is limited to any proceeds recoverable under any policy of title insurance, and not otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this \_\_\_\_ day of \_\_\_\_\_ 2017.

HENRICKSON FARMS, LTD.

By: \_\_\_\_\_  
Carl S. Henrickson, General Partner

\_\_\_\_\_  
DANA M. HENRICKSON

\_\_\_\_\_  
BONNIE J. HENRICKSON

\_\_\_\_\_  
CARL S. HENRICKSON

\_\_\_\_\_  
ERIK H. HENRICKSON

\_\_\_\_\_  
KATHRYN A. CRIDER

  
\_\_\_\_\_  
MIRIAM H. MATSON

\_\_\_\_\_  
DIANNE HENRICKSON

ESTATE OF ROSEMARY HENRICKSON

By: \_\_\_\_\_  
Carl S. Henrickson, Personal Representative

Grantors' liability, if any, under this Deed, is limited to any proceeds recoverable under any policy of title insurance, and not otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this \_\_\_\_ day of \_\_\_\_\_ 2017.

HENRICKSON FARMS, LTD.

By: \_\_\_\_\_  
Carl S. Henrickson, General Partner

\_\_\_\_\_  
DANA M. HENRICKSON

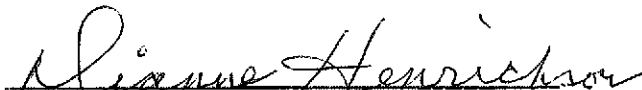
\_\_\_\_\_  
BONNIE J. HENRICKSON

\_\_\_\_\_  
CARL S. HENRICKSON

\_\_\_\_\_  
ERIK H. HENRICKSON

\_\_\_\_\_  
KATHRYN A. CRIDER

\_\_\_\_\_  
MIRIAM H. MATSON

  
\_\_\_\_\_  
DIANNE HENRICKSON

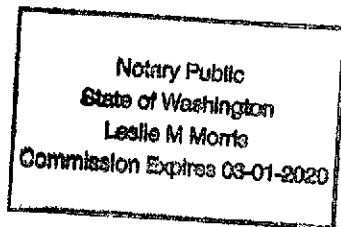
ESTATE OF ROSEMARY HENRICKSON

By: \_\_\_\_\_  
Carl S. Henrickson, Personal Representative

STATE OF Washington  
COUNTY OF Grant )ss.

On this 22 day of November 2017 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Carl S. Henrickson to me known to be the General Partner of HENRICKSON FARMS, LTD., a dissolved Idaho limited partnership, the partnership that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the partnership, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Leslie M Morris  
NOTARY PUBLIC in and for the State of \_\_\_\_\_, residing at Moses Lake  
My commission expires: 3-1-2020  
Printed Name: Leslie M Morris

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )ss.

On this day personally appeared before me DANA M. HENRICKSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of \_\_\_\_\_, residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_ 2017 before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, duly commissioned and sworn, personally appeared Carl S. Henrickson to me known to be the General Partner of HENRICKSON FARMS, LTD., a dissolved Idaho limited partnership, the partnership that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the partnership, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the instrument.

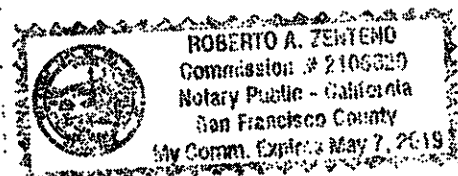
WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of \_\_\_\_\_, residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF California )  
 )ss.  
COUNTY OF San Francisco )

On this day personally appeared before me THE UNDERSIGNED, DANA M. HENRICKSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30 day of NOVEMBER 2017.



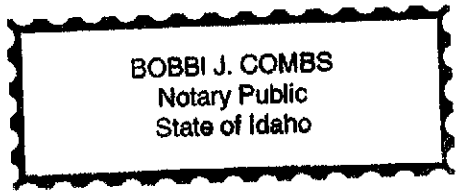
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Calif, residing at 4493 Mission SF  
My commission expires: May 7, 2019  
Printed Name: Roberto A. Zenteno

STATE OF Idaho )  
 )ss.  
COUNTY OF Nez Perce )

THE UNDERSIGNED,

On this day personally appeared before me BONNIE J. HENRICKSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29 day of November 2017.



Bobbi J Combs  
NOTARY PUBLIC in and for the State of  
Idaho, residing at Lewiston  
My commission expires: July 5, 2018  
Printed Name: Bobbi J Combs

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On this day personally appeared before me CARL S. HENRICKSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
\_\_\_\_\_, residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On this day personally appeared before me BONNIE J. HENRICKSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

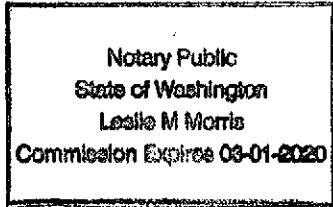
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of \_\_\_\_\_, residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF Washington )  
 )ss.  
COUNTY OF Grant )

THE UNDERSIGNED,

On this day personally appeared before me CARL S. HENRICKSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22 day of November 2017.



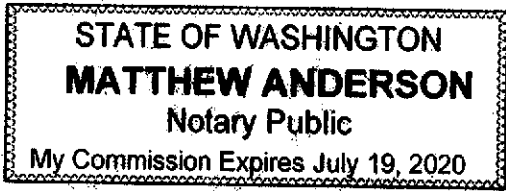
Leslie M Morris  
NOTARY PUBLIC in and for the State of WA, residing at Moses Lake  
My commission expires: 3-1-2020  
Printed Name: Leslie M Morris

STATE OF Washington )  
 )ss.  
COUNTY OF Spokane )

THE UNDERSIGNED,

On this day personally appeared before me ERIK H. HENRICKSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27<sup>th</sup> day of November 2017.



Matthew Anderson  
NOTARY PUBLIC in and for the State of  
WA, residing at Spokane  
My commission expires: July 19, 2020  
Printed Name: Matthew Anderson

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On this day personally appeared before me KATHRYN A. CRIDER to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of \_\_\_\_\_  
\_\_\_\_\_, residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

**Certificate for Individual Acknowledgement**

State of Washington     )  
County of Whitman     )

On this 24 day of November, 2017 before me, a Notary Public in and for the State of Washington, duly commissioned and sworn,

Personally appeared Kathryn A. Crider, to me known  
Name of Person

or proven on the basis of satisfactory evidence to be the individual who executed the within and foregoing document, and acknowledge the said instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned.

**Given Under** my hand and official seal hereto affixed the day and year in this certificate above written.

*Alice S. Hopkins*

Notary Public in and for the  
State of Washington, residing at

Endicott WA

My appointment expires:  
May 2, 2018

Notary Public  
State of Washington  
ALICE S HOPKINS  
My Appointment Expires May 2, 2018

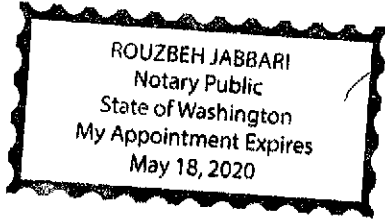
ry Public  
Washington  
S HOPKINS  
Expires May 2, 2018

STATE OF WA )  
 )ss.  
COUNTY OF KING )

THE UNDERSIGNED,

On this day personally appeared before me MIRIAM H. MATSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22nd day of November 2017.



[Signature]  
NOTARY PUBLIC in and for the State of Washington, residing at Belleve  
My commission expires: MAY 18/2020  
Printed Name: Rouzbeh Jabbari

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On this day personally appeared before me DIANNE HENRICKSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of \_\_\_\_\_, residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On this day personally appeared before me MIRIAM H. MATSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of \_\_\_\_\_  
residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF Washington )  
 )ss.  
COUNTY OF Snohomish )

THE UNDERSIGNED,

On this day personally appeared before me DIANNE HENRICKSON to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of November 2017.

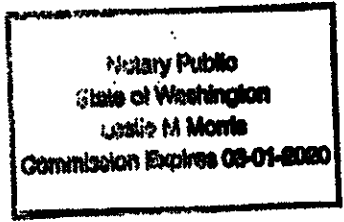


Lisa Y. Oestreich-Berg  
NOTARY PUBLIC in and for the State of \_\_\_\_\_  
Washington, residing at Snohomish  
My commission expires: 11-1-20  
Printed Name: LISA Y. OESTREICH-BERG

STATE OF Washington  
COUNTY OF Grant )ss.

On this 22 day of November 2017 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Carl S. Henrickson to me known to be the Personal Representative of the Estate of Rosemary Henrickson, the estate that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the estate, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Leslie M Morris  
NOTARY PUBLIC in and for the State of  
WA, residing at MOSES LAKE  
My commission expires: 3-1-2020  
Printed Name: Leslie H. MORRIS

## EXHIBIT "A"

### **Parcel I:**

The Northwest Quarter and Southwest Quarter of Section 8, Township 51 North, Range 4, WBM, less the north 393 feet of the west 630 feet of the Northwest Quarter of the Northwest Quarter, all in Kootenai County, Idaho.

### **Parcel II:**

The East Half of the Southeast Quarter of Section 7, Township 51 North, Range 4, WBM, Kootenai County, State of Idaho.

EXCEPT that portion lying within the Spokane International Railway right-of-way.