

RECORDING FEE: \$15.00  
Electronically Recorded

DD



File No. 416487KM

### WARRANTY DEED

For Value Received

Henrickson Family Holdings, LLC, an Idaho Limited Liability Company

The Grantor, does hereby grant, bargain, sell and convey unto

Bluegrass Development, LLC, an Idaho Limited Liability Company

Address: 1250 Northwood Center Court, Coeur d'Alene, ID 83814

The Grantee, the following described premises, in Kootenai County, Idaho, to wit:

See Exhibit A attached hereto and made a part hereof for legal description

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: December 6, 2021

Henrickson Family Holdings, LLC

BY:

  
Carl S. Henrickson, Manager

← SIGN HERE

STATE OF WASHINGTON

COUNTY OF GRANT

On this 7 of December, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Carl S. Henrickson, known or identified to me to be the manager or member of the limited liability company that executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

  
Notary Public for Washington

Residing at

MOSES LAKE

My Commission Expires: 03/03/2023

Notary Public  
State of Washington  
Ellyn L Bachman  
Commission No. 120872  
Commission Expires 03-03-2023

← Notarize

## EXHIBIT A

A parcel of land being a portion of the Southwest Quarter of Section 8, Township 51 North, Range 4 West, Boise Meridian, City of Rathdrum, Kootenai County, Idaho and more particularly described as follows:

Beginning at the West Quarter Corner of said Section 8, being a 2 inch aluminum cap marked "PLS 20549" from which the Center Quarter corner bears South 88°43'22" East 2644.26 feet;

Thence along the North line of the Southwest Quarter of said Section 8, South 88°43'22" East 2311.07 feet to the intersection of the North line of said Southwest Quarter and the northerly right-of-way of the Union Pacific Railroad, being a 5/8 inch rebar with yellow plastic cap marked "PLS 4182";

Thence along the northerly right-of-way of said Union Pacific Railroad, South 55°59'41" West 2838.86 feet to the intersection of said northerly right-of-way and the West line of the Southwest Quarter of said Section 8;

Thence along the West line of said Southwest Quarter, North 01°29'54" East 1639.76 feet to the Point of Beginning.

INITIAL CSH

