

After Recording Return To:

DAUGHARTY LAW GROUP
505 E. Front Avenue, Suite 301
Coeur d'Alene, Idaho 83814

1039585-C

QUITCLAIM DEED

FOR VALUE RECEIVED, NORTH IDAHO SURGICAL HOSPITAL BUILDING, LLC, an Idaho limited liability company whose address is 1593 E. Polston Ave., Post Falls, Idaho 83854, ("Grantor"), does hereby convey, release, remise, and forever quit claim unto NISHB LAND HOLDINGS, LLC, an Idaho limited liability company whose address is 1593 E. Polston Ave., Post Falls, Idaho 83854, ("Grantee"), all right, title and interest in the following described real property:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Together with all and singular tenements, hereditaments, and appurtenances there unto appertaining.

DATED this 29 day of July 2022.

GRANTOR:

NORTH IDAHO SURGICAL HOSPITAL BUILDING, LLC

By 
Ronald H. Rock, Manager

STATE OF IDAHO)
)
) ss
County of Kootenai)

On this 29 day of July 2022, before me, the undersigned Notary Public in and for said state, personally appeared, Ronald H. Rock, known or identified to me to be the Manager of NORTH IDAHO SURGICAL HOSPITAL BUILDING, LLC, an Idaho limited liability company, that he executed the foregoing instrument on behalf of said company, and acknowledged to me that such limited liability company executed the same.

WITNESS my hand and official seal.

Notary Public in and for the State of Idaho
Residing at Post Falls
My commission expires: 11.28.2023

MARK JOHNSON
Notary Public - State of Idaho
Commission Number 21442
My Commission Expires 11-28-2023

EXHIBIT A

PARCELS 1 & 2:

LOTS 1 AND 2, BLOCK 1, MOTORSPORTS SUBDIVISION, ACCORDING TO THE PLAT FILED IN BOOK K OF PLATS AT PAGE 275, RECORDS OF KOOTENAI COUNTY, IDAHO.

PARCELS 3 & 4:

LOTS 5 AND 6, BLOCK 2, INTERSTATE BUSINESS CENTER FIRST ADDITION, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK I OF PLATS, PAGE 119, RECORDS OF KOOTENAI COUNTY, STATE OF IDAHO.

PARCEL 5:

LOT 4, BLOCK 3, INTERSTATE BUSINESS CENTER FIRST ADDITION, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK I OF PLATS, PAGE 119, RECORDS OF KOOTENAI COUNTY, STATE OF IDAHO.

PARCEL 6:

LOT C, BLOCK 1, NORTHWEST SPECIALTY HOSPITAL, ACCORDING TO THE PLAT RECORDED IN BOOK J OF PLATS, PAGE 38, RECORDS OF KOOTENAI COUNTY, STATE OF IDAHO.

PARCEL 7:

THE WEST HALF OF THE WEST HALF OF TRACT 62, BLOCK 35, POST FALLS IRRIGATED TRACTS, ACCORDING TO THE PLAT RECORDED IN BOOK "C" OF PLATS AT PAGE 78, RECORDS OF KOOTENAI COUNTY, IDAHO;

EXCEPT THAT PORTION BEGINNING AT THE SOUTHWEST CORNER OF TRACT 62, BLOCK 35, BEING A POINT ON THE NORTH LINE OF THE ROAD RIGHT OF WAY AS DELINEATED ON THE RECORDED PLAT;

THENCE EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 40 FEET TO THE REAL POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE NORTH PARALLEL TO THE WEST LINE OF TRACT 62, A DISTANCE OF 135 FEET;

THENCE EAST PARALLEL TO THE SOUTH LINE OF TRACT 62, A DISTANCE OF 125.23 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF TRACT 62;

THENCE SOUTH PARALLEL TO THE WEST LINE OF TRACT 62, A DISTANCE OF 135 FEET TO A POINT ON THE SOUTH LINE OF TRACT 62, BEING ALSO ON THE NORTH RIGHT OF WAY LINE OF SAID ROAD;

THENCE WEST ALONG SAID LINE, A DISTANCE OF 125.23 FEET TO THE REAL POINT OF BEGINNING.

PARCEL 8:

THE EAST HALF OF THE WEST HALF OF TRACT 62, BLOCK 35, POST FALLS IRRIGATED TRACTS, ACCORDING TO THE PLAT RECORDED IN BOOK C OF PLATS, PAGE 78, RECORDS OF KOOTENAI COUNTY, IDAHO

PARCEL 9:

THE EAST HALF OF TRACT 61, BLOCK 35, POST FALLS IRRIGATED TRACTS, ACCORDING TO THE PLAT RECORDED IN BOOK C OF PLATS, PAGE 78, RECORDS OF KOOTENAI COUNTY, IDAHO

PARCELL 10, 11 & 12:

LOTS 2, 3 & 4, BLOCK 1, INTERSTATE BUSINESS CENTER, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK g OF PLATS, PAGE 422, RECORDS OF KOOTENAI COUNTY, STATE OF IDAHO.

PARCEL 13:

A parcel of land in the Northwest Quarter of Section 2, Township 50 North, Range 5 West, Boise Meridian, City of Post Falls, Kootenai County, Idaho, being a portion of Tract 7, Post Falls Irrigated Tracts, Block 2, according to the plat recorded in the office of the County Recorder in Book C of Plats at Page 78, Kootenai County,

Idaho

And more particularly described as follows:

Commencing at the North Quarter corner of said Section 2; thence

North 89°15'40" West along the North line of the Northwest Quarter, Section 2, a distance of 1,323.46 feet; thence

South 00°35'52" West a distance of 30.00 feet to a point on the Southerly Right-of-Way line of Mullan Avenue and the True Point of Beginning for this description; thence

Continuing South 00°35'52" West a distance of 315.76 feet; thence

North 89°15'14" West a distance of 204.63 feet; thence

North 00°26'18" East a distance of 315.74 feet; thence

South 89°15'40" East a distance of 205.51 feet to the True Point of Beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Post Falls by

Grant of Right-of-Way recorded July 10, 2001 as Instrument No. 1686219.