

Exhibit A

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
1866 North Lakewood Drive
Coeur d'Alene, ID 83814

JIM BRANNON 3 P 2753664000
KOOTENAI COUNTY RECORDER
MMS 5/27/2020 9:08 AM
REQ OF FIRST AMERICAN TITLE -
KOOTENAI
RECORDING FEE: \$15.00 DD
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **892050-C (ms)**

Date: **May 19, 2020**

For Value Received, **Levi Ricks, a single person**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **JNS Ranch Company LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **5904 W. Conkling Road, Worley, ID 83876**, the following described premises, situated in **Kootenai County, Idaho**, to-wit:

ALL THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 4 WEST BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF CONKLING PARK ROAD AND THE EAST LINE OF SAID SECTION 28; THENCE

NORTH 49°13' 36" WEST, ALONG SAID SOUTH LINE TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE

SOUTH ALONG SAID WEST LINE 931.5 FEET TO THE POINT OF BEGINNING OF THIS LINE; THENCE

EAST 660 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 28, THE POINT OF TERMINATION OF THIS LINE.

EXCEPTING THEREFROM;

A PARCEL OF LAND BEING A PORTION OF THE PROPERTY DESCRIBED IN DEFAULT JUDGMENT RECORDED UNDER INSTRUMENT NUMBER 2708006000, RECORDS OF KOOTENAI COUNTY, IDAHO. SITUATE IN THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 28, TOWNSHIP 47 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28 BEING A FOUND 2 1/2" BRASS CAP PLS 703 PER CP&F INSTRUMENT NUMBER 787208 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 28 BEARS NORTH 00°46'34" EAST A DISTANCE OF 2637.50 FEET; THENCE

ALONG THE EAST LINE OF SAID NORTHEAST QUARTER N 00°46'34" E A DISTANCE OF

Page 1 of 3

SG 06/04/2023 01:02 PM

JG 06/04/2023 01:03 PM

Date: 05/19/2020

Warranty Deed
- continued

File No.: 892050-C (ms)

900.18 FEET TO THE TRUE POINT OF BEGINNING.

THENCE, LEAVING SAID EAST LINE, NORTH 89°16'14" WEST A DISTANCE OF 659.82 FEET;

THENCE, NORTH 00°43'46" EAST A DISTANCE OF 18.59 FEET TO THE SOUTHWEST CORNER OF TAX NUMBER 16283;

THENCE, ALONG THE SOUTH LINE OF SAID TAX NUMBER 16283, SOUTH 89°13'26" EAST A DISTANCE OF 659.84 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE, SOUTH 00°46'34" WEST A DISTANCE OF 18.05 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

SG 06/04/2023 01:02 PM

JG 06/04/2023 01:03 PM