

EXHIBIT A
Legal Description
1774 S Exeter Rd., Council, ID 83612

PARCEL 1
Township 16 North, Range 1 West, Boise Meridian, Adams County,
Idaho
Section 26: N1/2NE1/4NE1/4

PARCEL 2
Township 16 North, Range 1 West, Boise Meridian, Adams County,
Idaho
Section 26: E1/2NW1/4, W1/2NE1/4, SE1/4NE1/4, S1/2NE1/4NE1/4
Section 23: SE1/4SW1/4, SW1/4SE1/4

EXCEPTING THEREFROM a parcel in the SW1/4SE1/4 of Section 23 in
Township 16 North, Range 1 West more particularly described as
follows:

Beginning at the NW corner of said SW1/4SE1/4;
Thence North 89 degrees 44'00" East along the Northerly boundary
of said SW1/4SE1/4 a distance of 1317.88 feet to the NE corner of
said SW1/4SE1/4;
Thence South 00 degrees 13'47" East along the Easterly boundary
of said SW1/4SE1/4 a distance of 1303.87 feet to the SE corner of
said SW1/4SE1/4;
Thence South 89 degrees 39'38" West along the Southerly boundary
of said SW1/4SE1/4 a distance of 858.13 feet to the centerline of
an existing gravel road;
Thence traversing said centerline as follows:
North 13 degrees 40'01" West a distance of 419.51 feet;
Northwesterly 169.43 feet along a curve to the left having a
central angle of 47 degrees 48'22", a radius of 203.07 feet and
a long chord which bears North 37 degrees 34'13" West a distance
of 164.56 feet;
North 61 degrees 28'24" West a distance of 201.35 feet;
Northwesterly 44.68 feet along a curve to the left having a
central angle of 15 degrees 54'36", a radius of 160.89 feet and
a long chord which bears North 69 degrees 25'42" West a distance
of 44.53 feet;
Thence leaving said centerline and bearing North 04 degrees
06'35" West along an existing fence line a distance of 654.62
feet to the POINT OF BEGINNING.
TOGETHER WITH any and all water rights appurtenant to the
property.

SUBJECT TO THE FOLLOWING:

GENERAL TAXES AND ASSESSMENTS for the year 1995 which are a
lien but not yet due or payable.

POWERLINE EASEMENT granted to IDAHO POWER COMPANY, a
corporation, recorded April 23, 1948 in Book 4M of Misc.,
page 543. Affects E1/2NE1/4 of Section 26.

AN EXISTING ROAD RIGHT OF WAY as set forth in a document
granted E. Lucille Mitchell recorded February 1, 1987 as
Inst. No. 73748 and also January 7, 1977 as Inst. No. 55524.

MATTERS DISCLOSED in a Record of Survey entitled "Dennis
Orwig" recorded as Inst. No. 71281. Affects the SE1/4SW1/4
and the SW1/4SE1/4 of Section 23 and the NW1/4NE1/4 of
Section 26.

RIGHT to ride horses and drive cattle on existing roads and
trails as set forth in Deed recorded February 11, 1993 as
Instr. No. 83554. Affects all of the herein described land.

SELLER'S Signature: _____ Date: _____

SELLER'S Signature: _____ Date: _____

BUYER'S Signature: _____ Date: _____

BUYER'S Signature: _____ Date: _____