

EXHIBIT A
Legal Description
TBD Bluegrass Ln Kendrick, ID 83537
Clearwater County, Idaho

A parcel of land located in the southwest quarter of the northeast quarter of Section 3, Township 37 North, Range 1 West of the Boise Meridian, Clearwater County, Idaho described as follows:

N 1/2 SW 1/4 NE 1/4

Containing 20.21 acres, more or less.

TOGETHER WITH: An easement for ingress and egress located in the southeast quarter of Section 3, Township 37 North, Range 1 West of the Boise Meridian described as follows:

COMMENCING at the east quarter corner of Section 3, from which the northeast corner bears N 01°55'26" W, 2565.60 feet; thence along the north line of the southeast quarter of Section 3, N 89°23'16" W, 1004.49 feet to a point on the westerly right of way line of the Cavendish Highway and the POINT OF BEGINNING:

A strip of land, 25 feet wide, lying to the left of the following described line:

Thence along the north line of the southeast quarter of Section 3, N 89°23'16" W, 333.85 feet to the southeast corner of the southwest quarter of the northeast quarter.

Thence along the east line thereof, N 00°53'19" W, 664.65 feet to the termination of this easement.

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A parcel of land located in the southwest quarter of the northeast quarter of Section 3, Township 37 North, Range 1 West of the Boise Meridian, Clearwater County, Idaho described as follows:

S 1/2 SW 1/4 NE 1/4

Containing 20.39 acres, more or less.

SUBJECT TO AND TOGETHER WITH: An easement for ingress and egress located in the southeast quarter of Section 3, Township 37 North, Range 1 West of the Boise Meridian described as follows:

COMMENCING at the east quarter corner of Section 3, from which the northeast corner bears N 01°55'26" W, 2565.60 feet; thence along the north line of the southeast quarter of Section 3, N 89°23'16" W, 1004.49 feet to a point on the westerly right of way line of the Cavendish Highway and the POINT OF BEGINNING:

A strip of land, 25 feet wide, lying to the left of the following described line:

Thence along the north line of the southeast quarter of Section 3, N 89°23'16" W, 333.85 feet to the southeast corner of the southwest quarter of the northeast quarter.

Thence along the east line thereof, N 00°53'19" W, 664.65 feet to the termination of this easement.

SELLER'S Signature: _____ Date: _____

SELLER'S Signature: _____ Date: _____

BUYER'S Signature: _____ Date: _____

BUYER'S Signature: _____ Date: _____