

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
831 Main Avenue
St. Maries, ID 83861

RECEIVED
2025 MAR 14 AM 09:43
BENEWAH COUNTY
DEANNA BRAMBLETT, CLERK
904302
FLYING S TITLE AND ESCROW - SAINT MARIES
FEES \$ 15.00

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 1175080-SM (ps)

Date: February 24, 2025

For Value Received, 16.9 Parkside LLC, a Washington limited liability company, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto Idaho Ranch Properties LLC, an Idaho limited liability company, hereinafter called the Grantee, whose current address is 4190 W Roiling Hills RD, Worley, ID 83876, the following described premises, situated in Benewah County, Idaho, to-wit:

PARCEL A:

A parcel of land located in the Southeast Quarter of Section 11, Township 46 North, Range 4 West, Boise Meridian, Benewah County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 11, Township 46 North, Range 4 West, Boise Meridian, from which the Northeast corner of said Southeast Quarter of Section 11 bears North 01°01'26" East, a distance of 2638.75 feet;

Thence North 89°20'02" West along the South line of the Southeast Quarter of said Section 11, a distance of 658.45 feet to the Point of Beginning;

Thence North 89°20'02" West continuing along said South line of the Southeast Quarter of Section 11, a distance of 280.59 feet;

Thence North 00°53'20" East leaving said South line of the Southeast Quarter, a distance of 412.50 feet;

Thence North 89°20'02" West, a distance of 78.75 feet;

Thence North 00°53'20" East, a distance of 151.24 feet;

Thence South 89°20'02" East, a distance of 78.75 feet;

Thence North 00°53'20" East, a distance of 281.62 feet;

Thence South 89°20'02" East, a distance of 281.25 feet to the East line of the West Half of the Southeast Quarter of the Southeast Quarter of said Section 11;

Thence South 00°56'02" West along said East line of the West Half of the Southeast Quarter

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of the Southeast Quarter of Section 15, a distance of 845.36 feet to the South line of the Southeast Quarter of said Section 15 and the Point of Beginning;

PARCEL B:

A parcel of land located in the Southeast Quarter of Section 11, Township 46 North, Range 4 West, Boise Meridian, Benewah County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 11, Township 46 North, Range 4 West, Boise Meridian, from which the Northeast corner of said Southeast Quarter of Section 11 bears North 01°01'26" East, a distance of 2630.75 feet;

Thence North 89°20'02" West along the South line of the Southeast Quarter of said Section 11, a distance of 939.04 feet to the Point of Beginning;

Thence North 89°20'02" West continuing along said South line of the Southeast Quarter of Section 11, a distance of 377.86 feet to the Southwest corner of the West Half of the Southeast Quarter of the Southeast Quarter of said Section 11;

Thence North 00°50'38" East along the West line of said West Half of the Southeast Quarter of the Southeast Quarter of Section 11, a distance of 1314.57 feet to the Northwest corner of said West Half of the Southeast Quarter of the Southeast Quarter of Section 11;

Thence South 89°21'19" East along the North line of said West Half of the Southeast Quarter of the Southeast Quarter of Section 11, a distance of 126.39 feet to the Easterly right-of-way line of Parkside Road and the beginning of a non-tangent curve to the right having a chord bearing of North 38°18'31" East, a chord distance of 132.94 feet;

Thence continuing along said Easterly right-of-way line of Parkside Road and said non-tangent curve to the right with a radius of 975.00 feet, through a central angle of 07°49'06", an arc distance of 133.04 feet;

Thence North 42°13'04" East continuing along said Easterly right-of-way line of Parkside Road, a distance of 297.06 feet to the Southerly right-of-way line of State Highway 5 and the beginning of a non-tangent curve to the left having a chord bearing of South 73°25'40" East, a chord distance of 267.31 feet;

Thence continuing along said Southerly right-of-way line of State Highway 5 and said non-tangent curve to the left with a radius of 510.46 feet, through a central angle of 30°21'29", an arc distance of 270.47 feet to a point on the East line of the West Half of the East Half of the Southeast Quarter of said Section 11;

Thence South 00°56'02" West along the East line of said West Half of the East Half of the Southeast Quarter of Section 11, a distance of 723.58 feet to a point of the East line of the West Half and the Southeast Quarter of the Southeast Quarter of Section 11;

Thence North 89°20'02" West leaving said East line of the West Half of the Southeast Quarter of the Southeast Quarter of Section 11, a distance of 281.26 feet;



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Thence South 00°53'20" West, a distance of 281.62 feet;

Thence North 89°20'02" West, a distance of 78.75 feet;

Thence South 00°53'20" West, a distance of 151.24 feet;

Thence South 89°20'02" East, a distance of 78.75 feet;

Thence South 00°53'20" West, a distance of 412.50 feet to the South line of the Southeast Quarter of said Section 11 and the 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.



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16.9 Parkside LLC, a Washington limited liability company

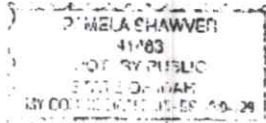
By: 
Name: Troy Lozano
Title: Manager

STATE OF Idaho)
COUNTY OF Benewah)

On this 13th day of March, 2025, before me, a Notary Public in and for said State, personally appeared Troy Lozano, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the 16.9 Parkside LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

* Lozano


Notary Public of Idaho
Residing at: St Maries, Idaho
Commission Expires: 02/04/2028



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