ORIGINAL

1-2257-9-1 Page 1 AUDHT 43076

QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS:

That, UNION PACIFIC RAILROAD COMPANY, a corporation of the State of Utah, Grantor, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does REMISE, RELEASE and forever QUITCLAIM unto STATE BOARD OF EDUCATION, AS TRUSTEES FOR IDAHO STATE UNIVERSITY, whose post office address is P. O. Box 8219, Pocatello, Idaho 83201, Grantee, its successors and assigns, forever, all its right, title, interest, estate, claim and demand, both at law and in equity, of, in and to the real estate situate in a portion of Block 396, in the Northeast Quarter (NE1/4) of Section 35, Township 6 South, Range 34 East of the Boise Meridian, City of Pocatello, County of Bannock, State of Idaho, more particularly described in Exhibit A hereto attached and hereby made a part hereof.

EXCEPTING from this quitclaim the railroad trackage and appurtenances now located upon, along and across the land described in Exhibit B, and RESERVING unto Grantor, its successors and assigns, a PERPETUAL EASEMENT for the maintenance, operation, repair, renewal and reconstruction of said railroad trackage and appurtenances in their present location upon, along and across the land described in Exhibit B.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD the lands described in Exhibit A, subject to the aforesaid exception and reservation, unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its VICE President and attested by its Assistant Secretary, and its corporate seal to be hereunto affixed the $//\frac{1}{2}$ day of _______, 1988.

In Presence of:

UNION PACIFIC RAILROAD COMPANY By President ice

Attest: (Seal) Assistant Secretary

LUE LAW DEPARTMENT

STATE OF NEBRASKA)) ss. COUNTY OF DOUGLAS)

On this $//\frac{1}{2}$ day of \sqrt{QUMBUZ} , 1988, before me, a Notary Public in and for said County in the State aforesaid, personally appeared _____ personally known, and to me personally known to be __, to me Vice President of UNION PACIFIC RAILROAD COMPANY, and to be the same person whose name is subscribed to the foregoing instrument, and who, being by me duly sworn, did say Vice President of Union Pacific that he is Railroad Company; that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and the said R. K. Davidson _____ acknowledged said instrument to be his free and voluntary act and deed, and the free and voluntary act and deed of said corporation, by it voluntarily

executed, for the uses specified therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires 2-28-/992

GENERAL MUTARY-State of Nebrasha **DENNIS D. BROWN** to My Comm. Exp. Feb. 28, 1992

Residing at Umaha MeBEASKa

(SEAL)

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Page 3 1-2257-9-1 EXHIBIT A TO

A parcel of land situate in a portion of Block 396, in the Northeast Quarter (NE 1/4) of Section 35, Township 6 South, Range 34 East of the Boise Meridian, City of Pocatello, County of Bannock, State of Idaho, bounded and described as follows:

E-1

Beginning at the intersection of the northwesterly line Avenue, said point being the most easterly corner of said Block 396;

thence along said southwesterly line of First Avenue, North 40 degrees 25 minutes 00 seconds West, 289.80 feet;

thence parallel with said northwesterly line of East Dillon Street, South 49 degrees 37 minutes 42 seconds West, 100.00 feet to a point that is 256.5 feet normally distant northeasterly from the centerline of the former double main tracks of the Oregon Short Line Railroad Company; tracks of the Oregon Short Line Railroad company;

thence parallel with said centerline, South 40 degrees 25 minutes 00 seconds East, 289.80 feet to a point in said northwesterly line of East Dillon Street;

thence along said northwesterly line, North 49 degrees 37 minutes 42 seconds East, 100.00 feet to the Point of Beginning.

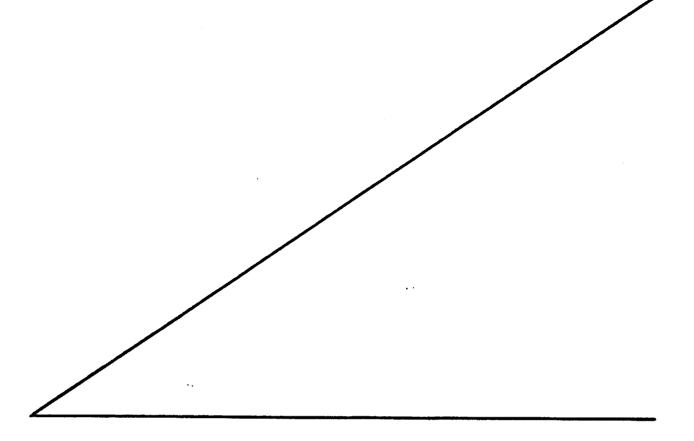


EXHIBIT B TO 1-2257-9-1 Page 4

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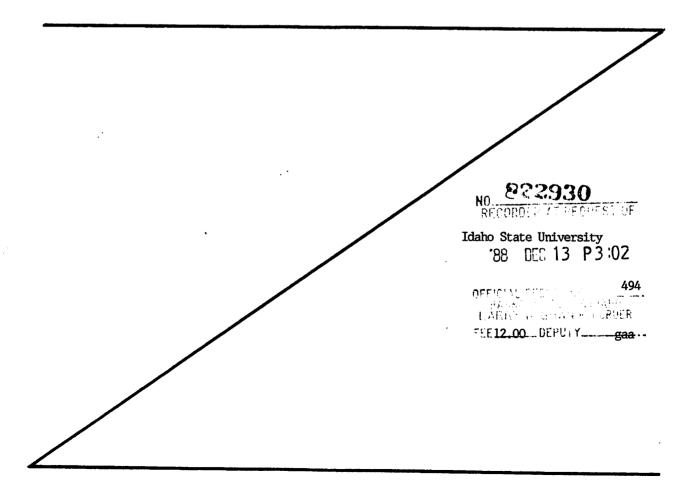
A strip of land, 30.0 feet in width, situate in a portion of Block 396, in the Northeast Quarter (NE 1/4) of Section 35, Township 6 South, Range 34 East of the Boise Meridian, City of Pocatello, County of Bannock, State of Idaho, said strip being all of that land lying between lines parallel with and/or concentric with and 15.0 feet on each side of the following described centerline and said centerline prolonged:

1-4

Beginning at a point on the southwesterly line of First Avenue, which point bears North 40 degrees 25 minutes 00 seconds West, 86.40 feet from the most easterly corner of said Block 396, said point being on the centerline of a spur track of the Union Pacific Railroad Company, as now constructed and operated;

thence along said centerline, South 7 degrees 13 minutes 08 seconds West, 79.25 feet to the beginning of a curve, concave easterly, having a radius of 573.68 feet;

thence along said curve, through a central angle of 4 degrees 40 minutes 34 seconds, 46.82 feet to a point on the northwesterly line of Dillon Street and the terminus of said strip, which point bears South 49 degrees 37 minutes 42 seconds West, 91.82 feet from the most easterly corner of said Block 396.



UNION PACIFIC REALTY COMPANY CLOSING STATEMENT

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Union Pacific Land Resources Corporation	Profit Co	83	
Purchaser: Idaho State University	PIOLIC Ce	nter:Settlem	ent Date:
		Pogatalla	Tdaha 02201
Purchaser's Address: P. O. Box 8219	portion of	City Dist	State Zip
Property Description: 28,980 sq. ft. in a Section 35, Township 6 South, Range 34	East of the	Block 396, in t Boise Meridian	he NE 1/4 of
Property Location: Pocatello	Bannock	Idaho	
City	County	State	District
Date of Proration:June 3, 1988		PURCHASER'S CREDITS	CLOSING STATEMENT
Purchase Price Earnest Deposit or Option Consideration Taxes:		\$ xxxxx 1,000.00	\$ 16,000.00
Paid in advance by seller Assumed by buyer		<u> </u>	
Assessments: Paid in advance by seller		*****	
Assumed by buyer Utility Charges: Paid in advance by seller			-
Assumed by buyer Rents: Lease Audit No. 2730 11 1 07 the	10 21 00		XXXXX
Assumed by buyer Rents: Lease Audit No. 2730 Paid in advance to seller 11-1-87 thr Due at settlement 11-1-87 thr	u 6-3-88	2,527.00	<u> </u>
Expenses attributable to this sale (Paid to others by seller): SurveyAbstracting	05ING COSTS NE BY SELLER 469.16 135.00 604.16	***** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** **** *** *** *** *** *** *** *** *** *** *** *** *** *** *** *** *** *** *** ** ** *** * 	<u>xxxxx</u> <u>xxxxx</u> <u>xxxxx</u> <u>xxxxx</u> <u>xxxxx</u> <u>xxxxx</u>
Amount Due Seller At Closing			\$13,475.96+
Settlement of Amount Due Seller Cash (Certified or Cashiers Check) Mortgage or Land Contract Terms:			\$13,475.96+
			13,475.96
	ount Due Sell	er At Closing	\$
Certified Correct:Seller		13-2678588 Federal Identif	ication Number
Accepted:			
Purchaser		Federal Identif	ication Number

DUPLICATE ORIGINALS UPLRC COUNTERPART

910-001-01

APR 19 1938

ACCOUNTS

PAYABLE

ACCOLUTE DAYAF!

A Subsidiary of Union Pacific Corporation

UNION PACIFIC REALTY COMPANY

March 17, 1988

Mr. David Ticknor Business Manager Idaho State University P. O. Box 8219 Pocatello, ID 83201

Dear Mr. Ticknor:

This refers to our telephone conversations concerning <u>Union Pacific</u> <u>Land Resources Corporation's</u> (hereinafter UPLRC) interest in selling to Idaho State University (hereinafter University) a portion of UPLRC's First Avenue ownership in Pocatello, Idaho. The proposed sale parcel contains a gross area of 28,980± square feet. The parcel, in part, is currently leased from UPLRC, Oregon Short Line Railroad Company, and its lessee Union Pacific Railroad Company by the University under a tri-party lease, Audit Number 2730. The attached Exhibit A print shows (1) the boundaries of the sale parcel; and (2) the entire lease site (including both ownerships).

Based upon the following terms and conditions, this office will submit the proposal for UPLRC's management approval.

- 1. Purchase price for the sale parcel will be a firm price of \$16,000. As discussed, this price reflects the unusable area of the trackage easement and the land lying northeasterly thereof. The legal description for the sale parcel will be provided by UPLRC. APR 191988
- 2. The above consideration will be payable as follows:

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/	a.	An ea	arne	st mo	ney	depos	sit in	the	amo	int o	E-\$1,	000
(will	be	submit	tted	upon	accept	ance	of	the	terms	of)
-				posal;								

- b. the balance of \$15,000 will be payable in cash at closing on or before June 6, 1988 (funds to be payable by Certified or Cashier's Check).
- 3. Property taxes due and payable in 1988 and lease rental will be prorated as of the date of closing.
- 4. Conveyance of the sale parcel will be by a Quitclaim deed which will contain a mineral reservation and will be subject to all outstanding recorded and open and obvious rights, easements, restrictions, covenants and encumbrances.