

95012689

CORPORATION WARRANTY DEED

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FOR VALUE RECEIVED, EASTERN IDAHO STRATEGIC ALLIANCE, INC., a corporation organized and existing under the laws of the State of Idaho ("Grantor"), does hereby grant, bargain, sell and convey unto IDAHO STATE BOARD OF EDUCATION ACTING AS TRUSTEES FOR IDAHO STATE UNIVERSITY, a body politic and corporate of the State of Idaho ("Grantee"), P.O. Box 8219, Pocatello, Idaho 83209, the following described real estate (including all existing water rights, improvements, utilities and appurtenances thereon), to wit:

Township 6 South, Range 35 East, Boise Meridian, Bannock County, Idaho. Section 31: A tract in the E1/2 SW1/4, more particularly described as follows: Beginning at a point on the South 1/16 line 200 feet East of the Southwest corner of the NE1/4 SW1/4; thence North 117 feet; thence East 560 feet; thence South 684 feet; thence West 339 feet, more or less, to the Northeasterly line of Barton Road; thence Northwesterly along said road to the point of beginning.

EXCEPTING and reserving therefrom a strip of land 25 feet wide running along the Easterly side of said property to be used for highway purposes.

SUBJECT TO easements and rights-of-way of record specified in Commitment for Title Insurance of Pioneer Title Company of Bannock County, dated June 13, 1995 (Commitment No. 46757).

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee, its successors in interest and assigns forever. And the said Grantor does hereby covenant and warrant to and with the said Grantee that it is the owner in fee simple of said real property; that it conveys good and marketable title to the same; that the property is free from all liens and encumbrances, except as set out above, and that Grantor will forever warrant and defend the same and Grantee's (and its successors in interest and assigns') quiet and peaceable possession of said premises from all lawful claims whatsoever.

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IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors, has caused its corporate name to be hereunto subscribed by its Project Director this 30th day of August, 1995.

GRANTOR:

EASTERN IDAHO STRATEGIC ALLIANCE, INC.

By: Thomas A. Arnold
(Signature)

Print Name: Thomas A. Arnold

Title: Project Director

Date: August 29, 1995

STATE OF IDAHO)
 :ss
County of Bannock)

On this 29th day of August, 1995, before me, the undersigned Notary Public in and for said State, personally appeared Thomas A. Arnold, known or identified to me to be the Project Director of EASTERN IDAHO STRATEGIC ALLIANCE, INC., the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

NOTARY PUBLIC
STATE OF IDAHO
HOWARD D. BURNETT

(SEAL)

95012689

Howard D. Burnett
NOTARY PUBLIC - STATE OF IDAHO

NO. RECORDED AT REQUEST OF

My commission expires: 4/23/98

PIONEER TITLE
95 AUG 30 P 2:50

OFFICIAL BOOK NO. 6047
BANK COUNTY IDAHO
LARRY W. HAN RECORDER
EE. 6.00 DEPUTY ee

Eastern Idaho Strategic Alliance

Works
ISU Research and Business Park
1651 Alvin Ricken Drive
Pocatello, Idaho 83201

Committed to the continued economic development of Eastern Idaho

October 18, 1995



Mr. Gary Dodge, Treasurer
SOUTHERN IDAHO CONFERENCE ASSOCIATION
SEVENTH-DAY ADVENTISTS
7777 Fairview Avenue
Boise, ID 83711

via Airborne Express

Dear Gary,

In connection with EISA's agreement to purchase the Jesse Clark Christian Elementary School, 1480 Barton Road, Pocatello, and our promise to pay \$100,000 on, or before, October 20, I am transmitting herewith a cashiers check for that amount issued by the Bank of Eastern Idaho, Pocatello office.

With this payment, the various parties to the agreement among Lockheed, ISU, AMI and EISA have performed timely, and we are therefore closing our file on this transaction.

I appreciate the professional handling by the Church and its representatives, and am pleased that the transaction proceeded so smoothly.

Cordially,

A handwritten signature in black ink, appearing to read "Tom Arnold".

Thomas A. Arnold
Project Director

TAA:chd
Enclosure

c: Howard Burnett, Hawley Troxell Ennis & Hawley
Gerald Homstad, AMI Semiconductors
✓ Dr. Robert Pearce, Idaho State University
Rafael Soto, Lockheed Martin
Dean Funk, Coldwell Banker Landmark