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CORPORATION WARRANTY DEED

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 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:

NW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 35 E.B.M., BANNOCK COUNTY, IDAHO.

EXCEPT: BEGINNING AT THE SOUTHEAST 1/16 CORNER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 35 E.B.M., THENCE NORTH ALONG THE EAST 1/16 LINE 400.0 FEET, THENCE WEST PARALLEL TO THE SOUTH 1/16 LINE 544.5 FEET, THENCE SOUTH PARALLEL TO THE EAST 1/16 LINE 400.0 FEET, TO THE SOUTH 1/16 LINE, THENCE EAST ALONG THE SOUTH 1/16 LINE 544.5 FEET TO THE POINT OF BEGINNING. A TRACT OF LAND IN THE NW $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 31, TOWNSHIP 6 SOUTH, RANGE 35 E.B.M., BANNOCK COUNTY IDAHO.

ALSO EXCEPT: A STRIP OF LAND 75 FEET IN WIDTH, WITH 37.5 FEET ON THE RIGHT AND LEFT OF THE FOLLOWING DESCRIBED CENTERLINE BEGINNING AT A POINT 37.5 FEET EAST OF THE NORTHWEST CORNER OF SW $\frac{1}{4}$ NE $\frac{1}{4}$, SECTION 31, TOWNSHIP 6 SOUTH, RANGE 35 E.B.M., THENCE SOUTH AND PARALLEL TO THE MERIDIONAL CENTERLINE OF SAID SECTION 31, TO THE SOUTH 1/16 LINE OF THE SAME SECTION TO A POINT 37.5 FEET EAST OF THE SOUTHWEST CORNER OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$. THIS STRIP OF LAND IS LOCATED IN THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ AND THE NW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 35 E.B.M., BANNOCK COUNTY, IDAHO.

SUBJECT TO easements and rights-of-way of record specified in Commitment for Title Insurance of Alliance Title & Escrow Corporation, dated December 5, 1995 (Commitment No. 1-62816).

2-7

95019037

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.

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 21st day of December, 1995.

GRANTOR:

EASTERN IDAHO STRATEGIC ALLIANCE, INC.

By: Thomas A. Arnold
(Signature)

Print Name: Thomas A. Arnold

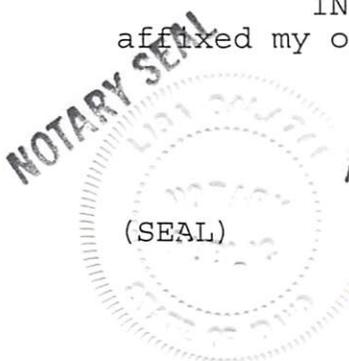
Title: Project Director

Date: December 21, 1995

STATE OF IDAHO)
) : ss
County of Bannock)

On this 21st day of December, 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.



NO 95019037
RECORDED AT REQUEST OF
ALLIANCE TITLE & ESCROW
'95 DEC 21 P4:16

Lesa L. Delanor
NOTARY PUBLIC - STATE OF IDAHO
My commission expires: Aug 8, 2000

OFFICIAL RECORD BOOK NO 654
BANNOCK COUNTY IDAHO
LARRY W GHAN RECORDER

1001
1001



ST. LOUIS
OFFICE OF THE
TREASURER

1970

1970

Eastern Idaho Strategic Alliance



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

Committed to the continued economic development of Eastern Idaho

MEMORANDUM - E I S

To: Dr. Robert Pearce
From: T. A. Arnold *TAA*
Date: January 9, 1996
Subject: ISU Research & Business Park
Land Exchange--Ballard Medical Products



This will confirm our conversation in your office this morning, and provide documentation for payment by the University to EISA in connection with land in the Park conveyed to Ballard on November 30, 1995.

Values recognized by the Idaho State Board of Education established by MAI appraisals (C. Thompson and J. Dunford) on file:

Twenty-acre Parcel (ISU to BMP)	\$240,000
Sherburne Property	\$113,680
Nelson Property	<u>135,000</u>
Total MAI Value (EISA to ISU)	\$248,680
ISU Payment to EISA For Excess Value	<u>(8,680)</u>
	<u>\$240,000</u>

This will acknowledge receipt today of ISU's check in the amount of \$8,680. Thank you for your prompt handling.

Howard Burnett and I will be sure that deeds to the two properties (Sherburne's 32.48 acres and Nelson's 77.73 acres) are delivered to you shortly after recording.

c: Howard Burnett, Esquire