

When Recorded Return To:

Eagle Urban Renewal Agency  
660 E. Civic Ln  
P.O. Box 1957  
Eagle, Idaho 83616

ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO Pgs=5 BONNIE OBERBILLIG  
EAGLE CITY

**2017-073417**  
08/08/2017 02:43 PM  
NO FEE



### QUIT CLAIM DEED

THIS INDENTURE, made and entered into this 1 day of August, 2017 by and between **EAGLE RIVER L.L.C.**, an Arizona limited liability company qualified to do business in the state of Idaho, hereafter "GRANTOR" and **EAGLE URBAN RENEWAL AGENCY**, a public agency of the State of Idaho whose current address is 660 E. Civic Ln, Eagle, Idaho 83616, hereafter "GRANTEE".

#### WITNESSETH

FOR VALUE RECEIVED, GRANTOR does by these presents conveys, remises, releases and forever quitclaims unto GRANTEE all right, title and interest of GRANTOR in and to the real property situated in the County of Ada, State of Idaho legally described on Exhibit "A" attached hereto and by this reference incorporated herein.

SUBJECT TO all matters of record and all matters that would be disclosed by an ALTA survey and an inspection of such property.

TO HAVE AND TO HOLD the same unto GRANTEE and to its successors and assigns forever.

IN WITNESS WHEREOF, this quitclaim Deed has been duly executed by and on behalf of the GRANTOR as of the date first above written.

**EAGLE RIVER L.L.C.**, AN Arizona limited liability company qualified to do business in Idaho

By: *Charles Carlise*  
Name: Charles Carlise  
Its: Manager

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 ) ss:  
County of San Diego )

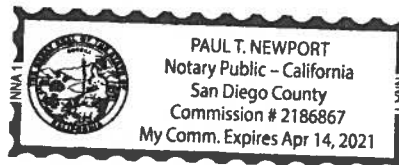
On AUG 1, 2017 before me, PAUL T. NEWPORT, Notary Public,  
(here insert name of the officer)

personally appeared Charles Carlise, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that, by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Paul T. Newport (Seal)  
PAUL T. NEWPORT





THE LAND GROUP, INC.

July 20, 2017  
Project No. 113033

EAGLE RIVER - NORTH  
REMAINING GAP PARCEL DESCRIPTION

A parcel of land located in the Northeast One Quarter of the Northwest One Quarter of Section 16, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the northeasterly corner of said Northeast One Quarter of the Northwest One Quarter, (from which a brass cap monument marking the northwesterly corner of said Northeast One Quarter of the Northwest One Quarter bears North 89°55'23" West, 1324.94 feet distant (formerly described as North 89°53'12" West, 1327.76 feet)); Thence North 89°55'23" West, a distance of 218.97 feet to the northwesterly corner of Lot 1, Block 5 of Merrill Subdivision No. 2 as shown on the official plat thereof, recorded in book 79 of Plats at Page 8490 of Ada County Records; Thence South 04°52'56" East, a distance of 63.29 feet (formerly described as South 04°41'00" East, a distance of 62.54 feet) on the westerly boundary of said Lot 1 to the Southwesterly corner of said Lot 1, said point also being the Northwesterly corner of that parcel deeded to the Ada County Highway District by Instrument Number 98015072, Ada County Records; Thence South 04°52'56" East, a distance of 52.62 feet (formerly described as South 04°41'00" East) on the westerly boundary of said Instrument Number 98015072, said point being the POINT OF BEGINNING;

Thence South 04° 52' 56" East, a distance of 161.60 feet on the westerly boundary of said Instrument Number 98015072 and the parcel deeded to the Ada County Highway District by Instrument Number 99053457 to the southwest corner of said parcel;

Thence South 81° 01' 21" East, a distance of 193.61 feet on the southerly boundary of said Instrument Number 99053457 and the southerly boundary of Lot 17, Block 3 of said Merrill Subdivision No. 2 to the southerly lot corner common to said Lot 17 and Lot 15 of said Block 3;

Thence South 00° 45' 28" West, a distance of 28.26 feet on the westerly boundary of said Lot 15 to the "point of termination of the Westerly Line" described in Quit Claim Deed Instrument No. 2017-033900;

Thence on the "Westerly Line" of said Quit Claim Deed for the following courses and distances:

Thence North 75° 39' 01" West, a distance of 189.03 feet;

Thence North 44° 38' 22" West, a distance of 24.18 feet;

Thence North 32° 18' 38" West, a distance of 31.83 feet;

Thence North 03° 42' 44" West, a distance of 128.72 feet to a point on the "Westerly Line" of said Quit Claim Deed to the southerly line of parcel described in Quit Claim Deed Instrument No. 2017-003478;

Thence North 89° 59' 07" East, a distance of 12.13 feet (formerly described as South 86°46'53" East, a distance of 11.53 feet) on said southerly line;

Thence North 89°32'48" East, a distance of 8.72 feet (formerly described as North 89°46'48" East, a distance of 8.84 feet) on said southerly line to the point of beginning.

The above described parcel contains 0.16 acres more or less.

PREPARED BY:  
THE LAND GROUP, INC.  
James R. Washburn

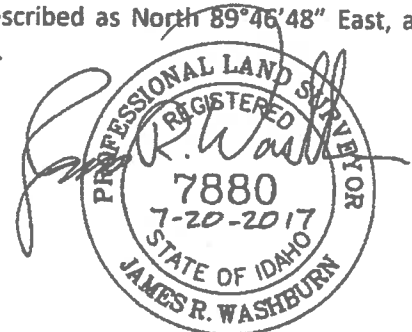
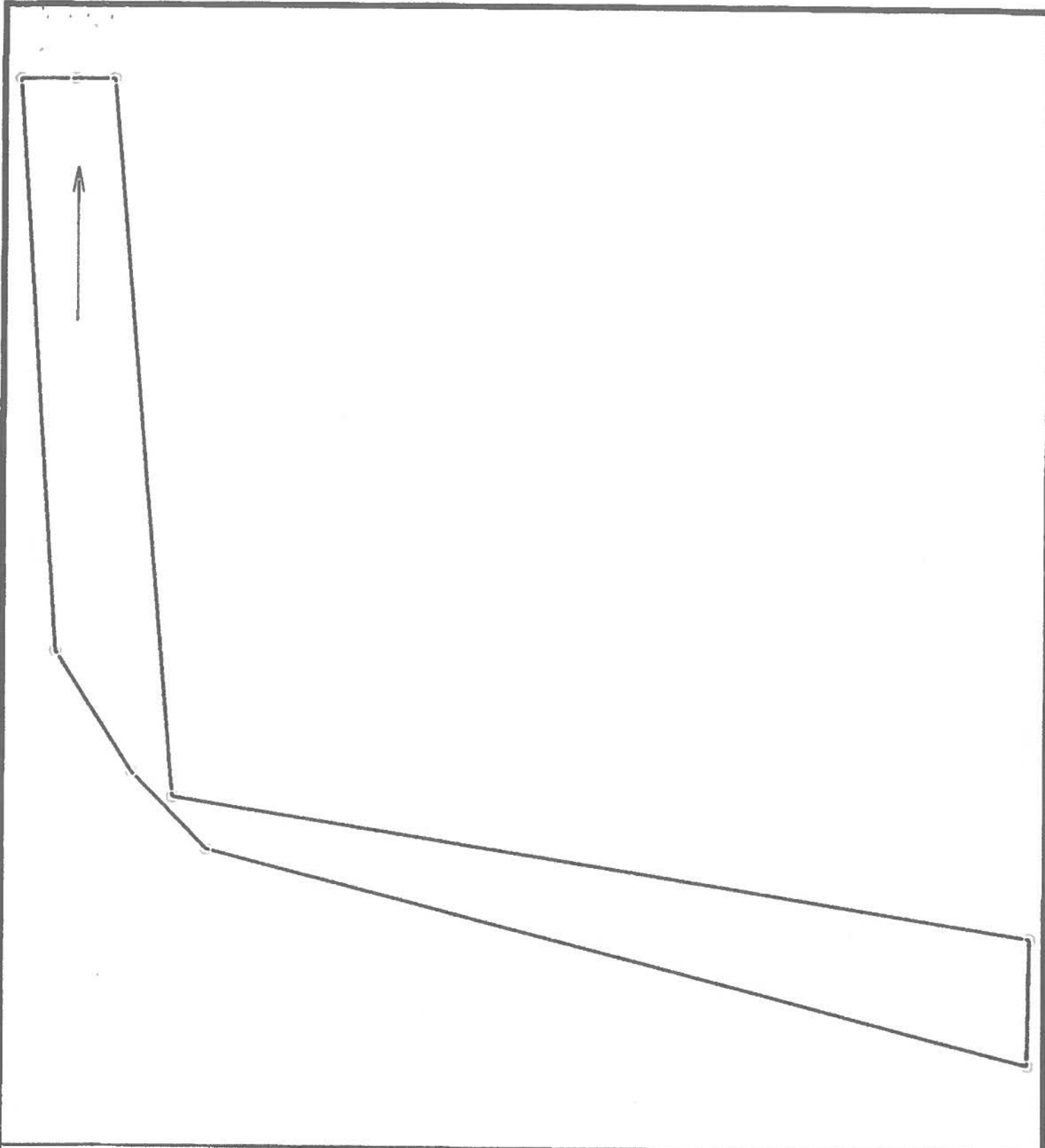


EXHIBIT "A"



7/20/2017

Scale: 1 inch= 29 feet

File:

Tract 1: 0.1591 Acres (6930 Sq. Feet), Closure: n21.0957e 0.01 ft. (1/131050), Perimeter=778 ft.

- 01 s04.5256e 161.6
- 02 s81.0121e 193.61
- 03 s00.4528w 28.26
- 04 n75.3901w 189.03
- 05 n44.3822w 24.18
- 06 n32.1838w 31.83
- 07 n03.4244w 128.72

- 08 n89.5907e 12.13
- 09 n89.3248e 8.72

**EXHIBIT "A"**

W 1/16

(N89°53'12"W 1324.76') GLEN BENNETT  
N89°55'23"W 1324.94'

NORTH CORNER  
SECTION 9  
T.4N., R.1E., B.M.

N89°55'23"W 218.97'  
(N89°53'12"W 218.86') GLEN BENNETT

S04°52'56"E 63.29'  
(S04°41'00"E 62.54') GLEN BENNETT

LOT 1, BLOCK 5, MERRILL SUB. No. 2  
BK. 78, PG. 8490

INST. NO.

115.91'

S04°52'56"E 52.62'  
(S04°41'00"E 52.62') GLEN BENNETT

N89°32'48"E 8.72'  
GLEN BENNETT (N89°46'48"E 8.84')

N89°59'07"E 12.13'  
GLEN BENNETT (S86°46'53"E 11.53')

PLAZA DRIVE  
DEEDED TO ACHD  
INST. NO. 98015072

POINT OF BEGINNING

LOT 17, BLOCK 3, MERRILL SUB. No. 2  
BK. 78, PG. 8490

"WESTERLY LINE"  
OF QUIT CLAIM DEED  
INST. NO. 2017-003478

N03°42'44"W 128.72'

S04°52'56"E 161.60'

DEEDED TO ACHD  
INST. NO. 99053457

N32°18'38"W 31.83'

SOUTHERLY LOT CORNER  
COMMON TO LOT 17 AND LOT 15

(165.06) MERRILL SUB  
163.74'

29.87'

S81°01'21"E 193.61'

N75°39'01"W 189.03'

N44°38'22"W 24.18'

S00°45'28"W  
28.26'

"POINT OF TERMINATION OF WESTERLY LINE"  
QUIT CLAIM DEED  
INST. NO. 2017-033900

LOT 15, BLOCK 3  
MERRILL SUB. No. 2  
BK. 78, PG. 8490



View Title

HORIZONTAL SCALE 1" = 60'



File Location: g:\2015.11\2015\esurvey\asub\110003\remaining\gsp\enbld\170720.dwg  
Last Plotted By: dan miers  
Date Plotted: Thursday, July 20 2017 at 10:24 AM



**THE LAND GROUP**  
INCORPORATED  
462 East Shore Drive, Suite 100  
Eagle, Idaho 83616  
Phone 208 939.4041 • Fax 208 939 4445

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Drawn Title

Project No.	0000
Date of Issuance.	0000
Designed by	0000
Checked by:	0000
Sheet No	

EXHIBIT "A"

**EAGLE RIVER LLC**  
**ACKNOWLEDGMENT OF RECEIPT**

The undersigned, Sharon Neupert, employee of GIVENS PURSLEY, LLP, legal counsel of EAGLE RIVER, LLC acknowledges that s/he has received the following for and on behalf of EAGLE RIVER, LLC:

1. Eagle URA Check No. 1625 in the amount of \$55,440.00; and
2. Purchase and Sale Agreement.

DATED this 8<sup>th</sup> day of August, 2017.

GIVENS PURSLEY, LLP

Sharon Neupert

Employee Name

S Neupert

Employee Signature