

When recorded mail deed and tax notice to:  
Poky Partners, LLC, An Idaho Limited Liability  
Company  
1111 Yellowstone Ave.  
Pocatello, ID 83201



**SOUTHERN UTAH  
TITLE COMPANY**  
"Doing good Deeds for over 70 years"  
SUTITLE.COM

Order No. 222939 - RIH

Space Above This Line for Recorder's Use

Tax I.D. No. H-4-2-1-1106, H-4-2-1-1105, H-3-2-6-1403, H-3-2-6-1404, H-3-2-6-1405 and H-4-2-1-1128

**WARRANTY DEED**

Private Equity, LLC, an Idaho limited liability company, Eighty Plus, LLC, an Idaho limited liability company, Hard Money, LLC, an Idaho limited liability company, The Clark Group, LLC, an Idaho limited liability company and Loan One, LLC, an Idaho limited liability company, grantor(s), of Pocatello, County of Bannock, State of Idaho, hereby CONVEY and WARRANT to

Poky Partners, LLC, An Idaho Limited Liability Company, grantee(s) of Pocatello, County of Bannock, State of Idaho, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 26 day of ~~April~~ <sup>JAN</sup>, 2022.

Private Equity, LLC, an Idaho limited liability company

By: [Signature]  
Rodney T. Clark, Manager

By: [Signature]  
Kay J. Clark, Manager

Eighty Plus, LLC, an Idaho limited liability company

By: [Signature]  
Gary A. Clark, Manager

By: [Signature]  
Daniel G. Hatch, Manager

Hard Money, LLC, an Idaho limited liability company

By: [Signature]  
Gary A. Clark, Manager

The Clark Group, LLC, an Idaho limited liability company

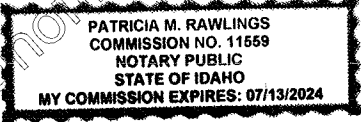
By: Janel B Clark  
Janel B. Clark, Manager

Loan One, LLC, an Idaho limited liability company

By: [Signature]  
Gary A. Clark, Manager

STATE OF Idaho )  
 ) :ss.  
COUNTY OF Bannock )

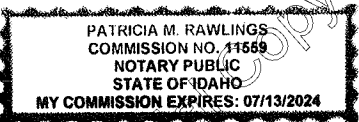
On the 26<sup>th</sup> day of ~~April~~ <sup>Jan</sup>, 2022, personally appeared before me, Rodney T. Clark, who being by me duly sworn, did say that he/she is the Manager and Kay J. Clark, who being by me duly sworn, did say that he/she is the Manager of Private Equity, LLC, an Idaho limited liability company, and that said instrument was signed by them in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Rodney T. Clark and Kay J. Clark acknowledged to me that said limited liability company executed the same.



Patricia M. Rawlings  
NOTARY PUBLIC  
My Commission Expires: 07-13-2024

STATE OF Idaho )  
 ) :ss.  
COUNTY OF Bannock )

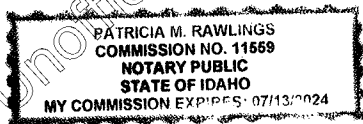
On the 26<sup>th</sup> day of ~~April~~ <sup>Jan</sup>, 2022, personally appeared before me, Gary A. Clark, who being by me duly sworn, did say that he/she is the Manager and Daniel G. Hatch, who being by me duly sworn, did say that he/she is the Manager of Eighty Plus, LLC, an Idaho limited liability company, and that said instrument was signed by them in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Gary A. Clark and Daniel G. Hatch acknowledged to me that said limited liability company executed the same.



Patricia M. Rawlings  
NOTARY PUBLIC  
My Commission Expires: 07-13-2024

STATE OF Idaho )  
 :ss.  
COUNTY OF Bannock )

On the 26<sup>TH</sup> day of APRIL, 2022, personally appeared before me, Gary A. Clark, who being by me duly sworn, did say that he/she is the Manager of Hard Money, LLC, an Idaho limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Gary A. Clark acknowledged to me that said limited liability company executed the same.

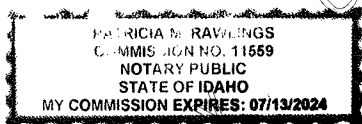


Patricia M. Rawlings  
NOTARY PUBLIC

My Commission Expires: 07-13-2024

STATE OF Idaho )  
 :ss.  
COUNTY OF Bannock )

On the 26<sup>TH</sup> day of APRIL, 2022, personally appeared before me, Janel B. Clark, who being by me duly sworn, did say that he/she is the Manager of The Clark Group, LLC, an Idaho limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Janel B. Clark acknowledged to me that said limited liability company executed the same.

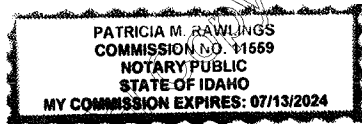


Patricia M. Rawlings  
NOTARY PUBLIC

My Commission Expires: 07-13-2024

STATE OF Idaho )  
 :ss.  
COUNTY OF Bannock )

On the 26<sup>TH</sup> day of APRIL, 2022, personally appeared before me, Gary A. Clark, who being by me duly sworn, did say that he/she is the Manager of Loan One, LLC, an Idaho limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Gary A. Clark acknowledged to me that said limited liability company executed the same.



Patricia M. Rawlings  
NOTARY PUBLIC

My Commission Expires: 07-13-2024

Attachment to that certain Warranty Deed executed by Private Equity, LLC, an Idaho limited liability company, Eighty Plus, LLC, an Idaho limited liability company, Hard Money, LLC, an Idaho limited liability company, The Clark Group, LLC, an Idaho limited liability company and Loan One, LLC, an Idaho limited liability Company grantor(s), to Poky Partners, LLC, An Idaho Limited Liability Company grantee(s).

Order No. 222939

Tax I.D. No. H-4-2-1-1106, H-4-2-1-1105, H-3-2-6-1403, H-3-2-6-1404, H-3-2-6-1405 and H-4-2-11-128

EXHIBIT "A"

An Undivided 75% Interest in the following described property:

PARCEL 1:

Lender SR-9 Parcel C (Now known as Parcel No. H-4-2-1-1106)

Beginning at a point on the Southerly line of Highway SR-9, said point being South 00°15'22" West 525.87 feet along the section line and West 865.44 feet from the Northeast Corner of Section 1, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running thence South 16°20'36" East 1306.80 feet, thence South 73°39'24" West 500.00 feet; thence North 16°20'36" West 1306.80 feet to a point on the Southerly line of SR-9; thence North 73°39'24" East 500.00 feet along said Southerly line to the Point of Beginning.

PARCEL 2:

Lender SR-9 Parcel D (Now known as Parcel No. H-4-2-1-1105)

Beginning at a point on the Southerly line of Highway SR-9, said point being South 00°15'22" West, 385.18 feet along the Section line and West 386.27 feet from the Northeast Corner of Section 1, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running thence South 16°20'36" East, 29.75 feet; thence South 73°53'22" West, 41.88 feet; thence South 00°15'22" West, 200.00 feet; thence North 73°53'22" East, 99.01 feet; thence South 16°20'36" East, 1112.19 feet; thence South 73°39'24" West, 500.00 feet; thence North 16°20'36" West, 1333.84 feet to a point on the Southerly line of said SR-9; thence North 73°39'24" East, 500.00 feet along said southerly line to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described property:

Beginning at a point 300.0 feet South of the Northeast corner of Lot 1, Section 1, Township 42 South, Range 14 West, Salt Lake Base and Meridian, which is the point of intersection of the East boundary line of said Lot 1 and the Southerly right of way line of Highway U-17, and running thence South along the East boundary line of said Lot 1 a distance of 200.0 feet; thence South 73°38' West and parallel to the Southerly line of said highway a distance of 435.6 feet; thence North 200.0 feet, more or less, to the Southerly line of said highway; thence North 73°38' East along said Southerly line of said highway a distance 435.6 feet, more or less, to the point of beginning.

## PARCEL 3:

Lender SR-9 Parcel E (Now known as Parcel No. H-3-2-6-1403)

Beginning at a point on the Southerly line of Highway SR-9, said point being South  $00^{\circ}15'22''$  West, 244.48 feet along the Section line and East 92.90 feet from the Northeast Corner of Section 1, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running; thence South  $16^{\circ}20'36''$  East, 1446.95 feet; thence South  $73^{\circ}39'24''$  West, 500.00 feet; thence North  $16^{\circ}20'36''$  West, 1225.30 feet; thence North  $73^{\circ}53'22''$  East, 336.59 feet; thence North  $00^{\circ}15'22''$  East, 200.00 feet; thence South  $73^{\circ}53'22''$  West, 393.72 feet; thence North  $16^{\circ}20'36''$  West, 29.75 feet to a point on the Southerly line of said SR-9; thence North  $73^{\circ}39'24''$  East, 500.00 feet along said Southerly line to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described property:

Beginning at a point 300.0 feet South of the Northeast corner of Lot 1, Section 1, Township 42 South, Range 14 West, Salt Lake Base and Meridian, which is the point of intersection of the East boundary line of said Lot 1 and the Southerly right of way line of Highway U-17, and running thence South along the East boundary line of said Lot 1 a distance of 200.0 feet; thence South  $73^{\circ}38'$  West and parallel to the Southerly line of said highway a distance of 435.6 feet; thence North 200.0 feet, more or less, to the Southerly line of said highway; thence North  $73^{\circ}38'$  East along said Southerly line of said highway a distance 435.6 feet, more or less, to the point of beginning.

## PARCEL 4:

Lender SR-9 Parcel F (Now known as Parcel No. H-3-2-6-1404)

Beginning at a point on the Southerly line of Highway SR-9, said point being South  $00^{\circ}15'22''$  West 244.48 feet along the section line and East 92.90 feet from the Northeast Corner of Section 1, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running; thence North  $73^{\circ}39'24''$  East 500.00 feet; thence South  $16^{\circ}20'36''$  East 1306.80 feet; thence South  $73^{\circ}39'24''$  West 500.00 feet to a point on the Southerly line of said SR-9; thence North  $16^{\circ}20'36''$  West 1306.80 feet to a point on the Southerly line of said SR9 and the point of beginning.

## PARCEL 5:

Lender SR-9 Parcel G (Now known as Parcel No. H-3-2-6-1405)

Beginning at a point on the Southerly line of Highway SR-9, said point being South  $00^{\circ}15'22''$  West 103.78 feet along the section line and East 572.06 feet from the Northeast Corner of Section 1, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running; thence North  $73^{\circ}39'24''$  East 500.00 feet; thence South  $16^{\circ}20'36''$  East 1306.80 feet; thence South  $73^{\circ}39'24''$  West 500.00 feet to a point on the Southerly line of said SR-9; thence North  $16^{\circ}20'36''$  West 1306.80 feet to a point on the Southerly line of said SR9 and the point of beginning.

## PARCEL 6:

Lender Parcel G-3 (Now known as Parcel No. H-4-2-11-128)

Beginning at a point on the  $1/16^{\text{th}}$  line said point being South  $89^{\circ}45'34''$  West 1,327.43 feet along the center section line from the East Quarter Corner of Section 11, Township 42 South, Range 14 West, Salt Lake Base & Meridian, and running; thence North  $00^{\circ}03'28''$  West 858.04 feet along the  $1/16^{\text{th}}$  line; thence North  $89^{\circ}54'53''$  East 444.81 feet; thence southwesterly 350.88 feet along an arc of a 1,570.54 foot radius curve to the right (center bears North  $70^{\circ}19'10''$  West long chord bears South  $26^{\circ}04'52''$  West 350.16 feet with a central angle of  $12^{\circ}48'03''$ ); thence southwesterly 594.64 feet along an arc of a 1,842.00 foot radius curve to the left (center bears South  $57^{\circ}31'07''$  East long chord bears South  $23^{\circ}15'30''$  West 592.08 feet with a central angle of  $18^{\circ}26'47''$ ) to the  $1/16^{\text{th}}$  line; thence South  $89^{\circ}45'34''$  West 56.20 feet along said  $1/16^{\text{th}}$  line to the Point of Beginning.