

After Recording Return to:

[Teton County, Idaho]
[150 Courthouse Drive, Room 208]
[Driggs, ID 83422]
[ATTN: _____]

QUITCLAIM DEED

FOR VALUE RECEIVED,

**The Nature Conservancy, a District of Columbia non-profit corporation,
("GRANTOR")**

whose current address is: PO Box 2770 Hailey, ID 83333

does hereby convey, release, remise and forever quitclaim unto

Teton County, Idaho, a political subdivision of the State of Idaho ("GRANTEE")

whose current address is: 150 Courthouse Drive, Room 208, Driggs, ID 83422

the real property described as follows:

Attached hereto as Exhibit A, incorporated herein by reference, (the "**PROPERTY**"), subject to the following:

The Property is granted to the Grantee for the intended purpose of establishing a public trail (the "**TRAIL**") for use as a pathway or designated travel corridor which is open to use by the general public for the purposes of walking, biking, hiking, cross country skiing, or other means of recreation (the "**AUTHORIZED PURPOSE**"). The Property shall have the following restrictions (i) the Property shall not be used for any purpose other than the Authorized Purpose, (ii) the Property shall not be subdivided, (iii) and no Buildings shall be placed on the Property (collectively the "**RESTRICTIONS**"). "**BUILDING**" as used herein shall mean an enclosed space with walls and a roof that provides space for living, working, ranching, farming, commercial purposes, and/or storing things. In the event the Trail is not established by the date that is ten years after the recording of this Quitclaim Deed, the Property is not used for the Authorized Purpose, or Property is not in compliance with the Restrictions, then all right, title and interest in the Property may revert to Grantor if Grantor exercises Grantor's right of reverter with written notice to Grantee. For the avoidance of doubt, Grantor has the right, but not the obligation, to exercise such right of reverter.

The Grantor or its successors or assigns shall have the right to enter upon the Property to ensure compliance with the Restrictions in this Quitclaim Deed and shall have the right to enforce the Restrictions by proceedings at law or in equity.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

GRANTOR

By: Mark Menlove

Name: Mark Menlove

Title: Idaho State Director, The Nature Conservancy

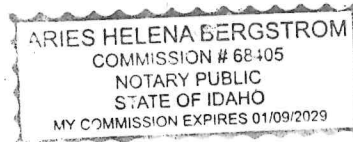
State of Idaho }
ADA } ss
County of Teton }

On this 2 day of December, 24, before me, Aries Bergstrom
a Notary Public in and for said state, personally appeared known or identified to me to be
the Idaho State Director in the corporation known as The Nature Conservancy, a District
of Columbia non-profit corporation who executed the foregoing instrument in said name.

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

Aries Bergstrom

Notary Public for the State of Idaho
Residing at: 974 E. Kroll St. Boise, ID 83712
Commission Expires: 01/09/2029



Accepted and agreed to by:

GRANTEE

By: _____

Name:

Title: _____, on behalf of Teton County, Idaho, a political subdivision of the State of Idaho

State of Idaho }
 ss
County of Teton }

On this ____ day of _____, _____, before me, _____, a Notary Public in and for said state, personally appeared known or identified to me to be _____ who executed the foregoing instrument in said name.

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

Notary Public for the State of Idaho
Residing at:
Commission Expires:

EXHIBIT A
PROPERTY

LEGAL DESCRIPTION PARCEL 1

A Parcel of land being a portion of Tract 11 as described in that Grant Deed filed in the Office of the Clerk and Recorder of Teton County, Idaho as instrument number 273768, said Tract being located within the Southwest One-Quarter (SW1/4) of Section 14, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being described by metes and bounds as follows:

BEGINNING at the Quarter Corner common to said Sections 14 and 15, being as described in that Corner Record filed as instrument number 257905 in said Office;
THENCE N 89°21'02" E, 2638.74 feet, along the East-West Mid-Section line of said Section 14 to a point of intersection with the Westerly Right-Of-Way line of State Highway 33, said point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE S 00°10'16" E, 1003.07 feet, along said Westerly Right-Of-Way line to a point of intersection with the North line of Parcel 6 as described in that Warranty Deed filed in said Office as instrument number 261596, said point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch aluminum cap inscribed "LS 2860";
THENCE S 89°27'36" W, 30.00 feet, along said North line to a point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE N 00°10'16" W, 943.01 feet, along a line parallel with and offset 30 feet Westerly from said Westerly Right-Of-Way line to a point of intersection with a line parallel with and offset 30 feet Southerly from the Southerly Right-Of-Way of County Road West 2500 North, said point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE S 89°21'02" W, 2608.24 feet, along said Southerly Right-Of-Way line to a point of intersection with the West line of said Section 14, said point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE N 00°38'57" W, 60.00 feet, along said West line, to the POINT OF BEGINNING.

Said Parcel 1 encompasses 4.28 Acres, more or less.

SUBJECT TO County Road West 2500 North and State Highway 33.

LEGAL DESCRIPTION PARCEL 2

A Parcel of land being a portion of Tract 7 as described in that Grant Deed filed in the Office of the Clerk and Recorder of Teton County, Idaho as instrument number 273768, said Tract being located within the Southwest One-Quarter (SW1/4) of Section 14, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being described by metes and bounds as follows:

COMMENCING at the Quarter Corner common to said Sections 14 and 23, being as described in that Corner Record filed as instrument number 219704 in said Office;

THENCE S 89°30'56" W, 50.04 feet, along the South line of said Section 14 to a point of intersection with the Westerly Right-Of-Way line of State Highway 33, said point being the POINT OF BEGINNING, marked by a 5/8 inch diameter rebar;

THENCE continuing S 89°30'56" W, 30.00 feet, along said South line to a point of intersection with a line being parallel with and offset 30 feet Westerly from said Westerly Right-Of-Way, said point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE N 00°00'35" W, 1330.81 feet, along said offset line to a point of intersection with the South line of Parcel 6 as described in that Warranty Deed filed in said Office as instrument number 261596, said point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE N 89°27'18" E, 30.00 feet, along said South line to a point of intersection with said Westerly Right-Of-Way line, said point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "LS 2860";

THENCE S 00°00'35" E, 1330.84 feet, along said Westerly Right-Of-Way line, to the POINT OF BEGINNING.

Said Parcel 2 encompasses 0.92 Acres, more or less.

SUBJECT TO State Highway 33.

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[Teton County, Idaho]
[150 Courthouse Drive, Room 208]
[Driggs, ID 83422]
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("GRANTOR")**

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subject to the following:

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The Grantor or its successors or assigns shall have the right to enter upon the Property to ensure compliance with the Restrictions in this Quitclaim Deed and shall have the right to enforce the Restrictions by proceedings at law or in equity.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

GRANTOR

By: *Mark Menlove*

Name: Mark Menlove

Title: Idaho State Director, The Nature Conservancy

State of Idaho }
ADA } ss
County of Teton }

On this 2 day of December, 24, before me, Aries Bergstrom
a Notary Public in and for said state, personally appeared known or identified to me to be
the Idaho State Director in the corporation known as The Nature Conservancy, a District
of Columbia non-profit corporation who executed the foregoing instrument in said name.

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

Aries Bergstrom

Notary Public for the State of Idaho
Residing at: 974 E. Krall St. Boise, ID 83712
Commission Expires: 01/09/2029

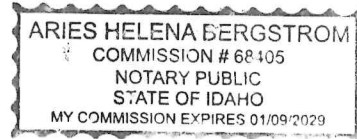


EXHIBIT A PROPERTY

LEGAL DESCRIPTION PARCEL 2

A Parcel of land being a portion of Tract 1 Parcel A & Tract 1 Parcel B as described in that Grant Deed filed in the Office of the Clerk and Recorder of Teton County, Idaho as instrument number 273768, said Tract being located within the South One-Half (S1/2) of Section 13 and the Southeast One-Quarter (SE1/4) of Section 14, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being described by metes and bounds as follows:

COMMENCING at the East Quarter Corner of said Section 13, being as described in that Corner Record filed as instrument number 120674 in said Office;

THENCE S 00°23'28" E, 30.00 feet, along the East line of said Section 13 to a point of intersection with the Southerly Right-Of-Way line of County Road West 2500 North to the POINT OF BEGINNING, said point marked by a 5/8 inch diameter rebar with a 2 inch diameter aluminum cap inscribed "LS10897";

THENCE S 00°23'28" E, 30.00 feet, along said East line to a point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS19140";

THENCE S 89°17'19" W, 2646.23 feet, along a line parallel with and offset 60 feet Southerly from the North line of said Section 13 to a point of intersection with the North-South Mid-Section line of said Section 13, said point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS19140";

THENCE S 89°16'44" W, 2640.92 feet, along a line parallel with and offset 60 feet Southerly from the North line of said Section 13 to a point of intersection with the Section line common to said Sections 13 and 14, said point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS19140";

THENCE S 89°27'20" W, 2272.60 feet, along a line parallel with and offset 60 feet Southerly from the North line of said Section 14 to a point of intersection with the East line of that Tract described in that Warranty Deed filed in said Office as instrument number 269534, said point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS19140";

THENCE N 00°31'54" W, 30.00 feet, along said East line to a point of intersection with the Southerly Right-Of-Way line of County Road West 2500 North, said point being Witnessed by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS19140", bearing S 00°31'54" E, 10.00 feet;

THENCE N 89°27'20" E, 2272.69 feet, along said Southerly Right-Of-Way line to a point of intersection with the Section line common to said Sections 13 and 14, said point being referenced by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS19140", bearing S 00°20'35" E, 10.00 feet;

THENCE N 89°16'44" E, 2640.98 feet, along said Southerly Right-Of-Way line to a point of intersection with the North-South Mid-Section line of said Section 13, said point being marked by a 5/8 inch diameter rebar with a 2-1/2 inch aluminum cap inscribed "PLS3990";

THENCE N 89°17'19" E, 60.00 feet, along said Southerly Right-Of-Way line to a point being marked by a 5/8 inch diameter rebar with a 2-1/2 inch aluminum cap inscribed "PLS3990";

THENCE continuing N 89°17'19" E, 2586.15 feet, along said Southerly Right-Of-Way line, to the POINT OF BEGINNING.

Said Parcel 2 encompasses 5.21 Acres, more or less.

SUBJECT TO a 60 foot wide non-exclusive easement for access and underground utilities within that portion of Falcon Lane as illustrated on Sweetwater Phase I, instrument number 111887, and Sweetwater Phase II, instrument number 113900.

SUBJECT TO and TOGETHER WITH a 30 foot wide road right-of-way across the west 30 feet of the SE1/4 of Section 13, instrument number 93304.