



On this \_\_\_\_\_ **day of** \_\_\_\_\_, **2024**, before me, a Notary Public in and for said State, personally appeared **Marc Helman**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members/Authorized agent of the **Terrace Capital, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

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Notary Public of  
Residing at:  
Commission Expires:

**EXHIBIT A  
LEGAL DESCRIPTION  
LOT 1 OF CANVASBACK SUBDIVISION**

Being a parcel of land located within the E1/2NE1/4, Section 1, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho, records of the Office of the Clerk of Teton County and more particularly described as follows:

Commencing at Northeast Corner of Said Section 1, thence S00°22'45"W along the east line of Said NE1/4, a distance of 657.04 feet, thence S89°36'48"W along the south line of 97 East 500 North Mini-Subdivision, a subdivision of record instrument number 122293, as recorded in the Office of Said Clerk, a distance of 882.95 feet to the True Point of Beginning, being the northeast corner of Lot 1.

Thence S89°36'48"W continuing along said subdivision, a distance of 441.46 feet to the southwest corner of the remainder parcel of Said Subdivision in 122293;

Thence S00°25'00"E, a distance of 627.82 feet;

Thence N89°32'37"E, a distance of 441.30 feet;

Thence N00°24'09"W, a distance of 627.28 feet to the Point of Beginning.

Lot 1 contains 6.36 acres more or less and is subject to easements, rights-of-way, reservations, and restrictions, of sight and/or of record.

Together with a road and utility easement, being the westerly 30 feet of said parcel and being described in Instruments 119350 and 273837, records of Said Clerk:

Basis of Bearing is N00°22'45"W along the east line of the NE1/4 of Said Section 1.

Lucas D. Rudolph  
Idaho PLS 13767  
Nelson Engineering  
Project 22-054-01



Warranty Deed  
- continued

On this \_\_\_\_\_ **day of** \_\_\_\_\_, **2024**, before me, a Notary Public in and for said State, personally appeared **Marc Helman**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members/Authorized agent of the **Terrace Capital, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

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Notary Public of  
Residing at:  
Commission Expires:

**EXHIBIT A  
LEGAL DESCRIPTION  
LOT 2 OF CANVASBACK SUBDIVISION**

Being a parcel of land located within the E1/2NE1/4, Section 1, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho, records of the Office of the Clerk of Teton County and more particularly described as follows:

Commencing at Northeast Corner of Said Section 1, thence S00°22'45"W along the east line of Said NE1/4, a distance of 657.04 feet, thence S89°36'48"W along the south line of 97 East 500 North Mini-Subdivision, a subdivision of record instrument number 122293, as recorded in the Office of Said Clerk, a distance of 441.49 feet to the True Point of Beginning, being the northeast corner of Lot 2.

Thence S89°36'48"W continuing along said subdivision, a distance of 441.46;

Thence S00°24'09"E, a distance of 627.28 feet;

Thence N89°32'37"E, a distance of 441.30 feet;

Thence N00°23'18"W, a distance of 626.75 feet to the Point of Beginning.

Lot 2 contains 6.35 acres more or less and is subject to easements, rights-of-way, reservations, and restrictions, of sight and/or of record.

Together with a beneficial 30-foot-wide road and utility easement, being the northerly 30 feet of Lot 3 of Canvasback Subdivision:

Basis of Bearing is N00°22'45"W along the east line of the NE1/4 of Said Section 1.

Lucas D. Rudolph  
Idaho PLS 13767  
Nelson Engineering  
Project 22-054-01



Warranty Deed  
- continued

On this \_\_\_\_\_ **day of** \_\_\_\_\_, **2024**, before me, a Notary Public in and for said State, personally appeared **Marc Helman**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members/Authorized agent of the **Terrace Capital, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

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Notary Public of  
Residing at:  
Commission Expires:

**EXHIBIT A  
LEGAL DESCRIPTION  
LOT 3 OF CANVASBACK SUBDIVISION**

Being a parcel of land located within the E1/2NE1/4, Section 1, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho, records of the Office of the Clerk of Teton County and more particularly described as follows:

Commencing at Northeast Corner of Said Section 1, thence S00°22'45"W along the east line of Said NE1/4, a distance of 657.04 feet, to the southeast corner of 97 East 500 North Mini-Subdivision, a subdivision of record instrument number 122293, as recorded in the Office of Said Clerk;

Thence S89°36'48"W along the south line of said subdivision, a distance of 441.49;

Thence S00°23'18"E, a distance of 626.75 feet;

Thence N89°32'37"E, a distance of 441.39 feet to the east line of Said NE1/4;

Thence N00°22'45"W along Said east line, a distance of 626.21 feet to the Point of Beginning.

Lot 2 contains 6.35 acres more or less and is subject to easements, rights-of-way, reservations, and restrictions, of sight and/or of record.

Together with a 30-foot-wide road and utility easement for the benefit of Lot 2 of Canvasback Subdivision, being the northerly 30 feet of Said parcel.

Basis of Bearing is N00°22'45"W along the east line of the NE1/4 of Said Section 1.

Lucas D. Rudolph  
Idaho PLS 13767  
Nelson Engineering  
Project 22-054-01