



2002 JENNIE LEE DR, IDAHO FALLS ID 83404

140 WILSON AVE, BLACKFOOT ID 83221

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EXHIBIT ONE

ADDRESS: TBD NORTH 105 EAST, IDAHO FALLS IDAHO 83401

LEGAL DESCRIPTION:

A parcel of land Situated in Bonneville County, State of Idaho, Township 3 North, Range 39 East of the Boise Meridian, Section 1; Beginning at the Northwest Corner of said Section 1;

Thence S00°08'27"W along the West line of said Section 1 for a Distance of 1319.66 Feet to the Northwest Corner of the Southwest Quarter of (SW1/4) of the Northwest Quarter (NW1/4) of Section 1, said point being the True Point of Beginning.

Thence N89°57'08"E for a Distance of 1313.83 Feet to the Northeast Corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW ¼) of Section 1;

Thence S00°07'40"W along the East line of said Southwest Quarter (SW1/4) for a Distance of 417.89 Feet;

Thence N89°57'22"W for a Distance of 1313.92 Feet to the West line of Section 1;

Thence N00°08'27"E along said West line for a Distance of 415.78 Feet to the True Point of Beginning, Containing 12.57 Acres More or Less.

Subject To: Easements and Right-of-Ways for highways, roads ditches, canals, power poles, and transmission lines as they exist.

Subject to and together with all rights under the terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in a document.

TITLE COMPANY TO VERIFY ACCURACY OF LEGAL DESCRIPTION PRIOR TO CLOSING

BUYER: _____ Date: _____

BUYER: _____ Date: _____

SELLER: *Joni D. Robertson* _____ Date: 04/01/2025

SELLER: _____ Date: _____