

Instrument # 458547
VALLEY COUNTY, CASCADE, IDAHO
8-14-2023 11:36:38 AM No. of Pages: 5
Recorded for : MANUEL DELGADILLO
DOUGLAS A. MILLER Fee: 16.00
Ex-Officio Recorder Deputy
Index to: QUITCLAIM DEED

AFTER RECORDING MAIL TO:

Manuel Delgadillo
205 Wavecrest Ave.
Santa Cruz, Ca 95060

QUITCLAIM DEED

For Value Received, **Manuel G. Delgadillo, trustee of the Ken McPhail Living Trust dated January 8, 2021** do(es) hereby convey, release, remise, and forever quit claim unto **Manuel G. Delgadillo, Trustee of The Revocable Living Trust of Manuel G. Delgadillo dated February 19, 2013** whose address is **205 Wavecrest Ave. Santa Cruz, Ca 95060** herein after called the Grantee, the following described premises situated in **Valley County, Idaho**, to-wit:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATED IN VALLEY COUNTY, IDAHO AND SHOWN AS LOT 2, LAZY SEVEN SUBDIVISION, A PLAT WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO, AT BOOK 4, PAGE 38.

AND

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATED IN VALLEY COUNTY, IDAHO AND SHOWN AS LOT 7, FINLANDIA ESTATES SUBDIVISION NO. 1, A PLAT WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO, AT BOOK 7 OF PLATS PAGE 96.

AND

EXHIBITS "A", "B" AND "C" ATTACHED

together with its appurtenances.

TOGETHER WITH ANY AND ALL HEREINAFTER ACQUIRED INTEREST EXCEPT BY DIRECT DEEDING.

Dated: 8-14-2023

MGDRLT

04/28/2025 05:56 PM

A parcel of land located in the SE1/4 of the NE1/4 of Section 1, T. 16 N., R. 3 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at the east 1/4 corner of said Section 1, a found brass cap monument, C.P.F. Inst. 132531, corner records of said Valley County and the TRUE POINT OF BEGINNING.

Thence a bearing of N 89° 38' 33" W, a distance of 1320.76 feet on the south boundary of said SE1/4 of the NE1/4 to a set 5/8 inch rebar; the southwest corner of said SE1/4 of the NE1/4; Thence a bearing of N 0° 03' 44" W, a distance of 225.00 feet on the west boundary of said SE1/4 of the NE1/4 to a set 5/8 inch rebar; Thence a bearing of S 89° 38' 33" E, a distance of 1320.95 feet to a set 5/8 inch rebar on the east boundary of said SE1/4 of the NE1/4; Thence a bearing of S 0° 00' 50" E, a distance of 225.00 feet (record South) on the east boundary of said SE1/4 of the NE1/4 to the POINT OF BEGINNING.

Said described parcel of land contains 6.82 acres, more-or-less, together with and subject to rights-of-way and easements of record and/or use.

EXHIBIT "A"