

NO. **627918**

AT THE REQUEST OF  
University of Idaho  
DATE & HOUR

2/24/23 11:08am  
JULIE FRY  
LATAH COUNTY RECORDER

FEE \$ 0 BY: X Valderrama  
[Signature]

Recording requested by:

University of Idaho  
Attn: Real Estate Officer  
Division of Finance and Administration  
875 Perimeter Drive, MS 3168  
Moscow, Idaho 83844-3168

(Above Space for Recorder's Use Only)

**GIFT DEED**

For good and valuable consideration:

1122 KING LLC, a Colorado limited liability company ("**Donor**"),

does hereby bargain, sell and convey to:

BOARD OF REGENTS OF THE UNIVERSITY OF IDAHO, a body politic and corporate organized and existing under the constitution and laws of the State of Idaho ("**Donee**"), whose current mailing address is 875 Perimeter Drive, MS 3168, Moscow, Idaho 83844-3168,

all of Donor's right, title and interest in the following real estate (the "**Property**"):

See Exhibit A, attached hereto and incorporated herein.

Donor covenants to Donee that Donor owns the Property in fee simple and that the Property is free from encumbrances done, made or suffered by Donor, or any person claiming under Donor, except (a) general taxes and assessments for the current year that are not yet due and payable; (b) matters of record or appearing from a careful survey or inspection of the Property; and (c) matters arising from the acts or omissions of Donee or its employees, agents or contractors. Donor will warrant Donor's title to the Property as set forth herein as to Donor's own acts and none other, from all lawful claims whatsoever.

EXECUTED effective as of the date this Gift Deed is recorded in the real property records of Latah County, Idaho.

"Donor"

1122 KING LLC, a Colorado limited liability company

By: [Signature]

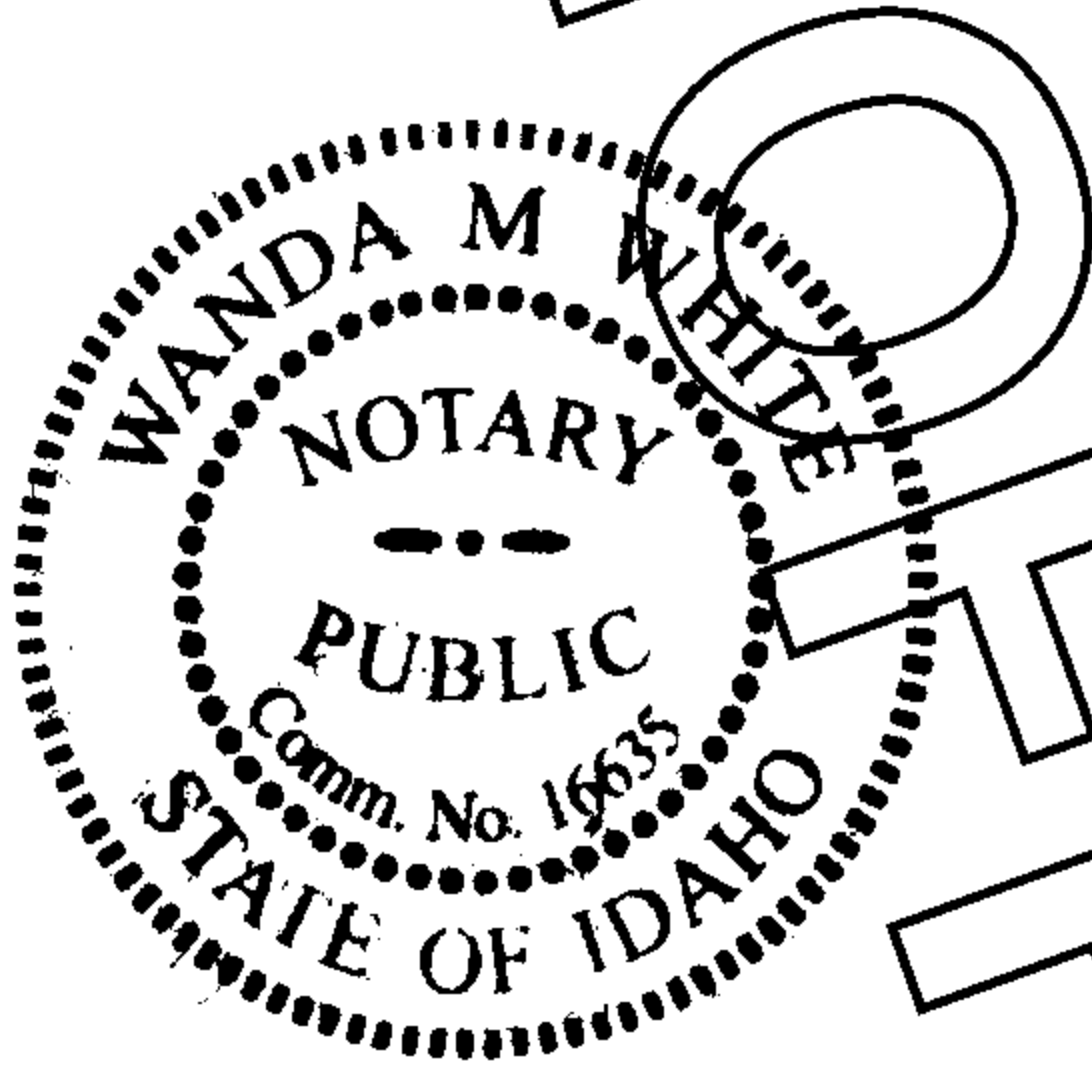
Franklin G. Lee  
Authorized Agent

STATE OF IDAHO )

) ss.

COUNTY OF ADA )

This record was acknowledged before me on February 15, 2023 by Franklin G. Lee acting as an Authorized Agent of 1122 King LLC.



Wanda M. White  
Notary Public for Idaho  
*my Commission Expires: 3-11-2027*

UNOFFICIAL COPY

## EXHIBIT A

## LEGAL DESCRIPTION OF THE PROPERTY

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 18, Township 39 North, Range 5 West, Boise Meridian, described as follows:

BEGINNING at a point 306.5 feet East (N 87°07' E) and 180.0 feet S of the Northwest corner of the Southeast Quarter of Section 18, Township 39 North, Range 5 West, Boise Meridian, said point being the Northeast corner of Lot 5 in Block 1 of UNIVERSITY HEIGHTS ADDITION to the City of Moscow, as shown by the recorded plat thereof, and running thence South along the East line of Lots 5 and 6 in Block 1, a distance of 120.0 feet; thence N 87°07' E a distance of 60.0 feet; thence North a distance of 120.0 feet; thence S 87°07' West a distance of 60.0 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a parcel of land located in the Southeast Quarter of Section 18, Township 39 North, Range 5 West, Boise Meridian, described as follows:

BEGINNING at a point N 87°00' E, a distance of 306.50 feet, and S. 0°05' W, 180.0 feet of the NW corner of the SE1/4 of Section 18. Said point being the NE Corner of Lot 5, Block 1, of University Heights Addition to the City of Moscow, and the TRUE POINT OF BEGINNING:

Thence N 87°00' E a distance of 20.00 feet;

Thence S 0°05' W, 36.0 feet along a line parallel to the east line of Lot 5, Block 1,

Thence S 87°00' W, 20.0 feet to a point on the east line of said Lot 5, Block 1;

Thence along said east line N 0°05' E, a distance of 36.0 feet to the POINT OF BEGINNING.