

AT-5001030-813

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, D.L. Evans Bank, an Idaho state chartered banking organization (the "Grantor") does hereby grant, bargain, sell, and convey unto ZWJ Properties, LLC, an Idaho limited liability company whose address is 1854 E. Lanark Street, Meridian, ID. 83642 ("Grantee"), all of Grantor's right, title and interest in and to that certain real property located in Ada County, Idaho, legally described on Exhibit A, attached hereto and incorporated herein (the "Premises").

TO HAVE AND TO HOLD the Premises, with its appurtenances unto Grantee, and Grantee's successors and assigns forever.

Grantor does hereby covenant to and with Grantee, that the Grantor is the owner in fee simple of the Premises; that the Premises are free from all encumbrances created or suffered by Grantor, except those made, suffered or done by Grantee, and except the matters set forth on Exhibit B to this Special Warranty Deed and except general taxes and assessments, including utility assessments for the current year, which are not yet due and payable, and that Grantor will warrant and defend the same forever from all other lawful claims. By accepting this Special Warranty Deed, and subject to the covenants and warranties in this Special Warranty Deed, Grantee acknowledges and understands that Grantee is accepting the Premises from Grantor in an "As-Is" condition with all faults, including both latent and patent defects.

IN WITNESS WHEREOF, Grantor has caused its name to be hereunto subscribed this 2 day of February, 2011.

GRANTOR:

D L Evans Bank,
an Idaho state chartered banking organization

By: 

Name: Chad Hamilton

Title: Authorized Signatory

State of Idaho)
County of ADA) S.S.

On this 2 day of February, in the year of 2011, before me the undersigned notary public, personally appeared Chad Hamilton, known or identified to me to be the Authorized Signatory, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



Notary Public for Idaho

Residing at Chester Id

My Commission expires 8/5/2014

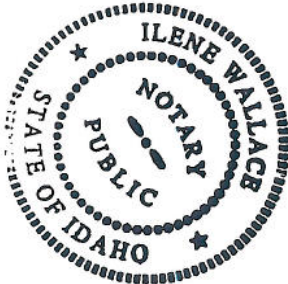


Exhibit A

Legal Description

Units 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 as shown on the Las Ramblas Villas Condominiums, according to the official plat thereof, filed in Book 101 of Plats at Page(s) 13231 Thru 13246, as Instrument No. 108075601, Official Records of Ada County, Idaho, as said plat may be amended or supplemented from time to time, and as defined in the Amended and Restated Condominium Declaration and Covenants, Conditions and Restrictions recorded June 30, 2008, as Instrument No. 108075550, official records of Ada County, Idaho, as said declaration may be amended or supplemented from time to time.