

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that **Bolton Properties, LLC**, a Tennessee limited liability company, 775 Ridge Lake Blvd., Suite 100, Memphis, Tennessee 38120 ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, warrant and convey unto **Boise Surplus 2002 LLC**, an Idaho limited liability company, an undivided 70% interest, and **MKJP Olive Branch LLC**, an Idaho limited liability company, an undivided 30% interest, as tenants in common (collectively, "Grantee"), that certain real estate located in DeSoto County, Mississippi, and more particularly described as follows:

See attached **EXHIBIT A** for legal description of said property.

TO HAVE AND TO HOLD said land unto Grantee and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging, subject to easements, conditions restrictions and other matters of record described on the attached **Exhibit B**.

**IN TESTIMONY WHEREOF** the undersigned has executed this instrument this the 16 day of December, 2004.

**Bolton Properties, LLC**

ATTEST:

E. Loflin Davis  
E. Loflin Davis, Secretary

By: Charles E. Bolton  
Charles E. Bolton, Chief Manager

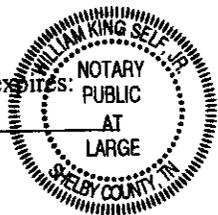
\*\*\*\*\*  
STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named Charles E. Bolton, who acknowledged that he is the Chief Manager of Bolton Properties, LLC, the grantor herein, and that for and on behalf of said limited liability company and as the act and deed of said limited liability company, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

WITNESS my hand and Notarial Seal at office this 16 day of December, 2004.

William King Self, Jr.  
Notary Public

My Commission expires:

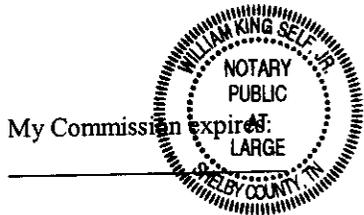


MY COMMISSION EXPIRES:  
June 21, 2006

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named E. Loflin Falls, who acknowledged that (s)he is the Secretary of Bolton Properties, LLC, the grantor herein, and that for and on behalf of said limited liability company, (s)he attested and executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

WITNESS my hand and Notarial Seal at office this 16 day of Dec, 2004.



*William King Self, Jr.*  
Notary Public

MY COMMISSION EXPIRES:  
June 21, 2006

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The following information is not a part of this Deed.

This Instrument Prepared by:  
William King Self, Jr., Attorney (#9756)  
Apperson, Crump & Maxwell, PLC  
6000 Poplar Avenue, Suite 400  
Memphis, TN 38119  
Tel.: 901-756-6300  
901-260-5141

Return to:  
First American Title Insurance Company  
6077 Primacy Parkway, Suite 121-B  
Memphis, TN 38119  
File No: NCS-90884-MEM

Property Address:  
Frontage Road at Highway 78 & New Goodman Road  
Olive Branch, MS

Grantor:  
Bolton Properties, LLC  
775 Ridge Lake Blvd, Suite 100  
Memphis, TN 38120

Tel.: (901) 766-4450  
(901) 766-4534

Grantee:

Boise Surplus 2002 LLC  
MKJP Olive Branch LLC  
c/o Hawkins Properties, LLC  
8645 W. Franklin Road  
Boise, ID 83709

Telephone: 208-376-8522  
208-947-4728

Section Indexing Information:

SE ¼ Sec. 29, T1S, R6W  
City of Olive Branch,  
DeSoto County, MS

## EXHIBIT A

## LEGAL DESCRIPTION

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 6 WEST IN THE COUNTY OF DESOTO, STATE OF MISSISSIPPI AND BEING A PART OF A PARCEL OF LAND CONVEYED TO BOLTON PROPERTIES, LLC, BY DEED RECORDED IN DEED BOOK 437, PAGE 54 IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR FOUND AT THE NORTHEASTERLY CORNER OF LOT 6, THE CROSSINGS AT OLIVE BRANCH AS SHOWN BY PLAT RECORDED IN PLAT BOOK 73, PAGE 1 IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, SAID CORNER LYING A DISTANCE OF 799.35 FEET NORTH AND A DISTANCE OF 941.63 FEET WEST OF THE COMMONLY ACCEPTED SOUTHEASTERLY CORNER OF SAID SECTION 29;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 6 NORTH 88 DEG. 38 MIN. 11 SEC. WEST A DISTANCE OF 291.71 FEET TO AN IRON REBAR FOUND AT THE NORTHWESTERLY CORNER THEREOF;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 6 SOUTH 40 DEG. 22 MIN. 28 SEC. WEST A DISTANCE OF 161.06 FEET TO A CHISELLED "X" FOUND AT THE SOUTHWESTERLY CORNER THEREOF LYING IN THE CURVED NORTHEASTERLY SIDELINE OF CRAFT-GOODMAN FRONTAGE ROAD (WIDTH VARIES); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVED SIDELINE DEFLECTING TO THE RIGHT A DISTANCE OF 46.18 FEET, SAID CURVE HAVING A RADIUS OF 4990.00 FEET AND A CHORD WHICH BEARS NORTH 47 DEG. 52 MIN. 55 SEC. WEST, 46.18 FEET TO A CHISELLED "X" FOUND AT THE SOUTHERLY CORNER OF LOT 7, THE CROSSINGS AT OLIVE BRANCH AS SHOWN BY PLAT RECORDED IN PLAT BOOK 81, PAGE 41 IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY; THENCE ALONG A SOUTHEASTERLY LINE OF SAID LOT 7 NORTH 40 DEG. 21 MIN. 31 SEC. EAST A DISTANCE OF 103.47 FEET TO AN IRON REBAR FOUND AT AN ANGLEPOINT THEREIN; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE NORTH 41 DEG. 02 MIN. 54 SEC. EAST A DISTANCE OF 51.20 FEET TO AN IRON REBAR FOUND AT A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID LOT 7, NORTHEASTERLY ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT A DISTANCE OF 32.65 FEET, SAID CURVE HAVING A RADIUS OF 88.78 FEET AND A CHORD WHICH BEARS NORTH 56 DEG. 58 MIN. 48 SEC. EAST 32.46 FEET TO A MAG NAIL FOUND AT AN ANGLEPOINT THEREIN; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE OF LOT 7 NORTH 10 DEG. 01 MIN. 34 SEC. WEST A DISTANCE OF 49.02 FEET TO A MAG NAIL FOUND; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 7 NORTH 43 DEG. 56 MIN. 11 SEC. WEST A DISTANCE OF 274.27 FEET TO A MAG NAIL FOUND AT THE NORTHERLY CORNER THEREOF; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 7 SOUTH 46 DEG. 07 MIN. 19 SEC. WEST A DISTANCE OF 223.48 FEET TO AN IRON REBAR FOUND IN SAID CURVED SIDELINE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE IN SAID SIDELINE DEFLECTING TO THE RIGHT A DISTANCE OF 131.70 FEET, SAID CURVE HAVING A RADIUS OF 4990.00 FEET AND A CHORD WHICH BEARS NORTH 43 DEG. 08 MIN. 25 SEC. WEST, 131.70 FEET TO A SOUTHERLY CORNER OF LAND CONVEYED TO HOME DEPOT U.S.A., INC. BY DEED RECORDED IN DEED BOOK 460, PAGE 589 IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY; THENCE ALONG EASTERLY LINES OF LAND SO CONVEYED TO HOME DEPOT U.S.A., INC. AND THE CENTER OF A DRAINAGE DITCH THE FOLLOWING SIX COURSES: THENCE NORTH 45 DEG. 53 MIN. 21 SEC. EAST A DISTANCE OF 93.89 FEET; THENCE NORTH 36 DEG. 32 MIN. 08 SEC. EAST A DISTANCE OF 72.11 FEET; THENCE NORTH 23 DEG. 46 MIN. 26 SEC. EAST A DISTANCE OF 63.05 FEET; THENCE NORTH 16 DEG. 07 MIN. 52 SEC. EAST A DISTANCE OF 75.17 FEET; THENCE NORTH 07 DEG. 09 MIN. 43 SEC. EAST A DISTANCE OF 44.80 FEET; THENCE NORTH 18 DEG. 37 MIN. 39 SEC. EAST A DISTANCE OF 61.56 FEET; THENCE CONTINUING ALONG AN EASTERLY LINE OF LAND SO CONVEYED TO HOME DEPOT NORTH 01 DEG. 21 MIN. 21 SEC. EAST A DISTANCE OF 66.48 FEET TO AN IRON REBAR SET AT AN INTERIOR CORNER THEREOF; THENCE ALONG A SOUTHERLY LINE OF LAND SO CONVEYED TO HOME DEPOT NORTH 89 DEG. 02 MIN. 36 SEC. EAST A DISTANCE OF 469.21 FEET TO AN IRON REBAR FOUND AT A SOUTHEASTERLY CORNER THEREOF; THENCE ALONG AN EASTERLY LINE OF LAND SO CONVEYED TO

HOME DEPOT NORTH 00 DEG. 42 MIN. 29 SEC. WEST A DISTANCE OF 21.06 FEET TO AN IRON REBAR FOUND AT A NORTHEASTERLY CORNER THEREOF LYING IN A SOUTHERLY LINE OF LAND CONVEYED TO WAL-MART STORE EAST, INC. BY DEED RECORDED IN DEED BOOK 355 PAGE 433 IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY; THENCE ALONG SAID SOUTHERLY LINE SOUTH 88 DEG. 50 MIN. 43 SEC. EAST A DISTANCE OF 100.58 FEET TO AN IRON REBAR FOUND AT AN INTERIOR CORNER THEREOF; THENCE ALONG A WESTERLY LINE OF LAND SO CONVEYED TO WAL-MART SOUTH 01 DEG. 23 MIN. 28 SEC. WEST A DISTANCE OF 319.24 FEET TO A CHISELLED "X" FOUND AT THE SOUTHWESTERLY CORNER THEREOF; THENCE ALONG A SOUTHERLY LINE OF LAND SO CONVEYED TO WAL-MART SOUTH 88 DEG. 41 MIN. 08 SEC. EAST A DISTANCE OF 16.05 FEET TO A CHISELLED "X" FOUND AT AN INTERIOR CORNER THEREOF; THENCE ALONG A WESTERLY LINE OF LAND SO CONVEYED TO WAL-MART SOUTH 01 DEG. 22 MIN. 57 SEC. WEST A DISTANCE OF 367.23 FEET TO THE PLACE OF BEGINNING, CONTAINING APPROXIMATELY 8.35 ACRES OF LAND.

The above legal description prepared by Earl T. Beckwith, PLS 2805, of Beckwith Land Surveying, LLC, 4797 Cuba-Millington Road, Millington, TN 38053, from survey dated July 1, 2004.

EXHIBIT B  
EXCEPTIONS

1. Any lease, grant, exception or reservation of minerals and mineral rights on, and under subject property, that are not owned by Grantor.
2. All assessments, City and/or County taxes due 2004 and thereafter, not yet due and payable.
3. Easements to the City of Olive Branch filed in Book 225, Page 266; Book 225, Page 267 as amended in Book 331, Page 130; and Book 262, Page 198 in said Clerk's Office.
4. Any adverse claim to all or any part of the land which is now under water or which has previously been under water but filled or exposed through the efforts of man.
5. The protective covenants, building setback lines, utility easements and other restrictions as shown upon or contained in instrument filed of record in said Clerk's Office and recorded in Plat Book 68, Page 37, but, deleting, however, any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, marital status, ancestry, disability, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate 42 U.S.C. Section 3604(c).
6. Terms and conditions of that certain Declaration of Restrictive Covenant as recorded in Deed Book 418, Page 478 re-recorded in Deed Book 437, Page 62, both in said Clerk's Office.
7. Reciprocal Access Servitude Agreement filed for record in Book 418, Page 485 re-recorded in Book 437, Page 70, in said Clerk's Office.
8. Easements with Covenants and Restrictions Affecting Land filed for record in Book 433, Page 466 and in Book 440, Page 516, both amended by Amendment to Easements with Covenants and Restrictions Affecting Land filed for record in Book 460, Page 593, all in said Clerk's Office.
9. Restrictions and conditions as evidenced in Special Warranty Deed filed for record in Book 418, Page 471 re-recorded in Book 437, Page 54, in said Clerk's Office.
10. Joint Driveway, Pylon and Restrictive Covenant Agreement fled for record in Book 460, Page 606, in said Clerk's Office.
11. Location of easements, building lines, sanitary sewer line, sewer manhole, inlet, power poles, power/telephone poles, light poles, power/telephone/light poles, telephone pedestal, hydrant, water valves, water meter, gas valves, gas lines and overhead power lines, encroachment of parking lot improvements related to Orange Grove Utilities, Inc., property on the southwest side of the property, all as shown on survey by Earl T. Beckwith, Surveyor, dated July 1, 2004, Job No. CARLC14H.