

GRANT DEED

FOR VALUE RECEIVED, **Fong Family, LLC**, an Idaho limited liability company, with its principal place of business located at 26 East Main, Rexburg, ID 83440, hereinafter called "Grantor"; do hereby grant and convey to **Wah Shing, LLC**, an Idaho limited liability company, with its primary place of business located at 352 South 2nd West, Rexburg, Idaho 83440 hereinafter called "Grantee".

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, have granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of Grantor's interest in and to the following described property located in Madison County, State of Idaho, to-wit:

Commencing at the NE Corner of Lot 4, Block 9 of the Parker Addition to the City of Rexburg, Madison County, Idaho, as shown on the official plat thereof and running thence W. 120 feet; thence S. 165 feet; thence E. 109 feet; thence Northeasterly along a curve left to a point on the East Boundary line of said Lot 4, which is 31 feet North of the SE corner of said Lot 4; thence N. 134 feet to the point of beginning. Except: S. 10 Feet.

SUBJECT TO all easements, rights of ways, covenants, restriction, reservations, applicable building and zoning ordinances and use regulations and restrictions of record.

TOGETHER WITH any and all improvements and appurtenances thereto; rents, issues and profits thereof; and reversions and remainders.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any remainders, and rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantors.

