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WARRANTY DEED

FILED BY
SANDPOINT TITLE INSURANCE
2007 MAR 23 A 11: 57

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MARIE SCOTT
BONNER COUNTY RECORDER
DEPUTY

The Grantor, PARROTT MECHANICAL, INC., an Idaho corporation, as
successor in interest to PARROT ACQUISITION SUB, INC., a Tennessee corporation,
by Articles of Merger filed with the Idaho Secretary of State on December 24, 1997, for
value and consideration received, does hereby grant, bargain, sell and convey to D & D
DISHONG LLC, an Idaho limited liability company, P.O. Box 929, Sandpoint, ID
83864, the Grantee, the following real property, situated in the County of Kootenai, State
of Idaho, to wit:

See attached Exhibit A.

To have and to hold the said premises, with their appurtenances, unto the said Grantee,
their heirs and assigns forever.

SUBJECT TO easements, encumbrances, covenants, reservations, and restrictions of
record or visible upon the premises; exceptions and reservations in United States Patents;
encroachments or questions of location, boundary and area, which an accurate survey
may disclose; public or private easements not disclosed by the public records; rights or
claims of persons in possession, or claiming to be in possession, not disclosed by the
public records; material or labor liens or liens under a workman's compensation statute
not disclosed by the public records; water rights or matters relating thereto; any service,
installation or construction charges for sewer, water or electricity; liens for real estate
taxes, if unpaid.

ALSO SUBJECT TO:

1. Those matters disclosed as general and special exceptions to title in
Transnation Title Insurance Commitment No. 00045841.
2. Easement for right of way for water line and sewer line, recorded August 30,
1949, Book 79 of Deeds at Page 146, records of Bonner County, Idaho;
3. Easement for electric transmission line, in favor of Pacific Power and Light
Company, a corporation, recorded December 13, 1966, Book 35 of
Miscellaneous at Page 579, under Instrument No. 109014, records of Bonner
County, Idaho;

4. Easement granted Bonner County for road purposes, recorded March 25, 1925 in Book 44 of Deeds, Page 132, records of Bonner County, Idaho;
5. Easement for electric transmission line, granted by L.F. Eakin to Mountain States Power Company, a Delaware corporation (now Pacific Power and Light Company), by instrument filed November 30, 1949 and recorded in Book 16 of Miscellaneous, Page 414, records of Bonner County, Idaho;
6. Reservations in federal patents, state or railroad deeds, building or use restrictions, zoning regulations, and regulations of any governmental unit.
7. Taxes, liens, assessments and any other encumbrances of record, existing, or due to or arising from Grantee's use and possession of the property.
8. Any other matters of record.

IN WITNESS WHEREOF, the Grantor has executed this document on this

12th day of MARCH 2007.

PARROTT MECHANICAL, INC.,
An Idaho corporation

By: [Signature]
BOB MAJOR

Its: Vice President



STATE OF TEXAS)

County of DALLAS) : ss.

On this 12th day of MARCH 2007, before me personally appeared BOB MAJOR, to me known to be the Vice President of Parrott Mechanical, Inc., the corporation that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]
Notary Public in and for the State of TX,
residing at 2013 EMORY OAK
My appointment expires: 11/16/07

Exhibit "A"
Legal Description

A portion of the Southwest Quarter of Section 22, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at a point which is 663.1 feet East and 841.6 feet North of the Southwest corner of Section 22;

Thence North 0° 38' East, 141.1 feet to the Southerly right of way line of U.S. Highway 2;

Thence Northeasterly along said right of way line 74.10 feet;

Thence South, 184.6 feet;

Thence West, 60 feet to the point of beginning.