

COM26-0009

Pollard Elementary School Offsite Improvements

T.4N, R.1W, Sec.4

(space reserved for recording)

WARRANTY DEED

THIS INDENTURE, made this _____ day of _____, 2026, **City of Star** the "GRANTOR". and ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho, the "GRANTEE";

W I T N E S S E T H:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" and depicted on Exhibit "B" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

SUBJECT TO general taxes and assessments for the current year which are not yet due and payable, easements of record or obvious on a physical inspection of the Premises, any recorded reservation of oil and/or mineral rights and covenants of record.

Subject to those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

The current address of the GRANTEE is:

Ada County Highway District
5800 N Meeker Ave
Boise, Idaho 83713

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(10/27/01)

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By: Trevor Chadwick
Its: Mayor



June 4, 2026
Project No.: 124165

EXHIBIT A

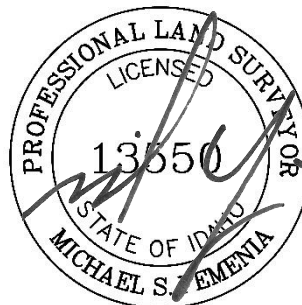
ACHD RIGHT OF WAY
NORTH POLLARD LANE
CITY of STAR

An area of land being a portion Lot 8, Block 1 of Schreiner Subdivision, as same is shown on the official plat thereon, recorded in Book 59, at Page 5716, Ada County records, located in the Northwest quarter of the Southwest quarter of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

COMMENCING at the Center-West One Sixteenth corner of said Section 4, thence on the east-west mid-section line of said Section 4, North 89° 14' 36" West, 30.00 feet, to THE **POINT OF BEGINNING**:

Thence South 00° 53' 05" West, 209.00 feet;
Thence North 89° 14' 35" West, 31.00 feet;
Thence North 00° 53' 05" East, 209.00 feet;
Thence South 89° 14' 36" East, 31.00 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains (6,479 Ft²), 0.15 Acres, more or less, subject to all existing easements and rights-of-way of record.



06/04/2026

ACHD Right of Way for City of Star

Situate in the NW1/4 of the SW1/4 of Section 4,
Township 4 North, Range 1 West, Boise Meridian
City of Star, Ada County, Idaho
2026

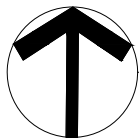
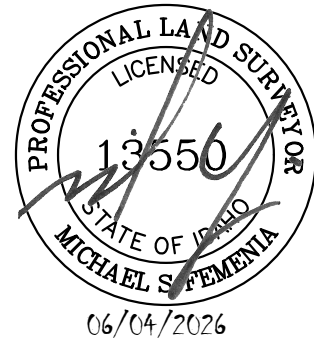
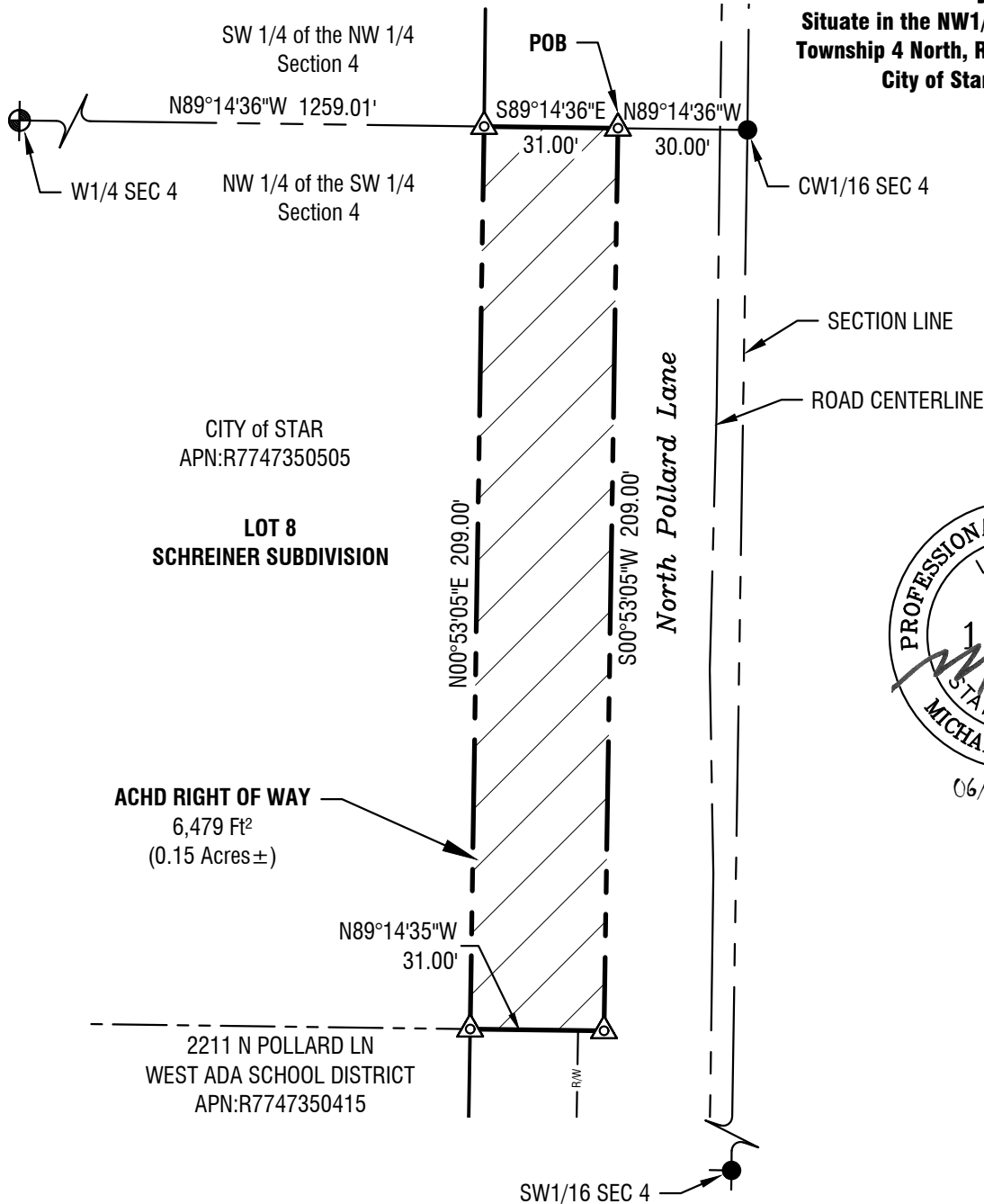


Exhibit "B"

Horizontal Scale: 1" = 40'



Project No.: 124165
Date of Issuance: June 4, 2026



**Ada County Highway District - Right of Way
City of Star
Independence Elementary School**