Form 42-248/42-1409(6) July, 2000

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED
MAY 2 1 2001
Department of Water Resources
Eastern Region

Please print or type. Attach pages with additional information. Instructions are included at the end of this form. Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided, if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
22-2210					

RECEIVED
MAY 2 5 2001
Department of Water Resources
Eastern Region

2. The following **REQUIRED** information must be submitted with this form:

A. The appropriate **FILING FEE.** See instructions for fee amounts.

B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION.**

C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions): PLAT OF PROPERTY or SURVEY MAP clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).

OR

If your water right(s) and/or adjudication claim(s) are for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The AERIAL PHOTO should be submitted in place of the PLAT OF PROPERTY or SURVEY MAP.

3. Name and Address of Former Owner/Claimant(s): Danny Summers

4. New Owner/Claimant(s): Max S. Palmer & Ranee K. Palmer

Name Connector (Check one): [ ] and, [ ] or, [ ] and/or

New Mailing Address: 4488 N. 2000 E.

City, State and ZIP Code: Sugar City, ID 83445

New Telephone Number: ( )

5. Date you acquired the property: ~~April 27, 2001~~

Form 42-248/42-1409(6) July, 2000

6. **If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7.** If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number 22-2210

Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	1.72	40
Stock		
Domestic		
Other		
Total		

DESCRIPTION OF YOUR PORTION OF WATER RIGHT
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number

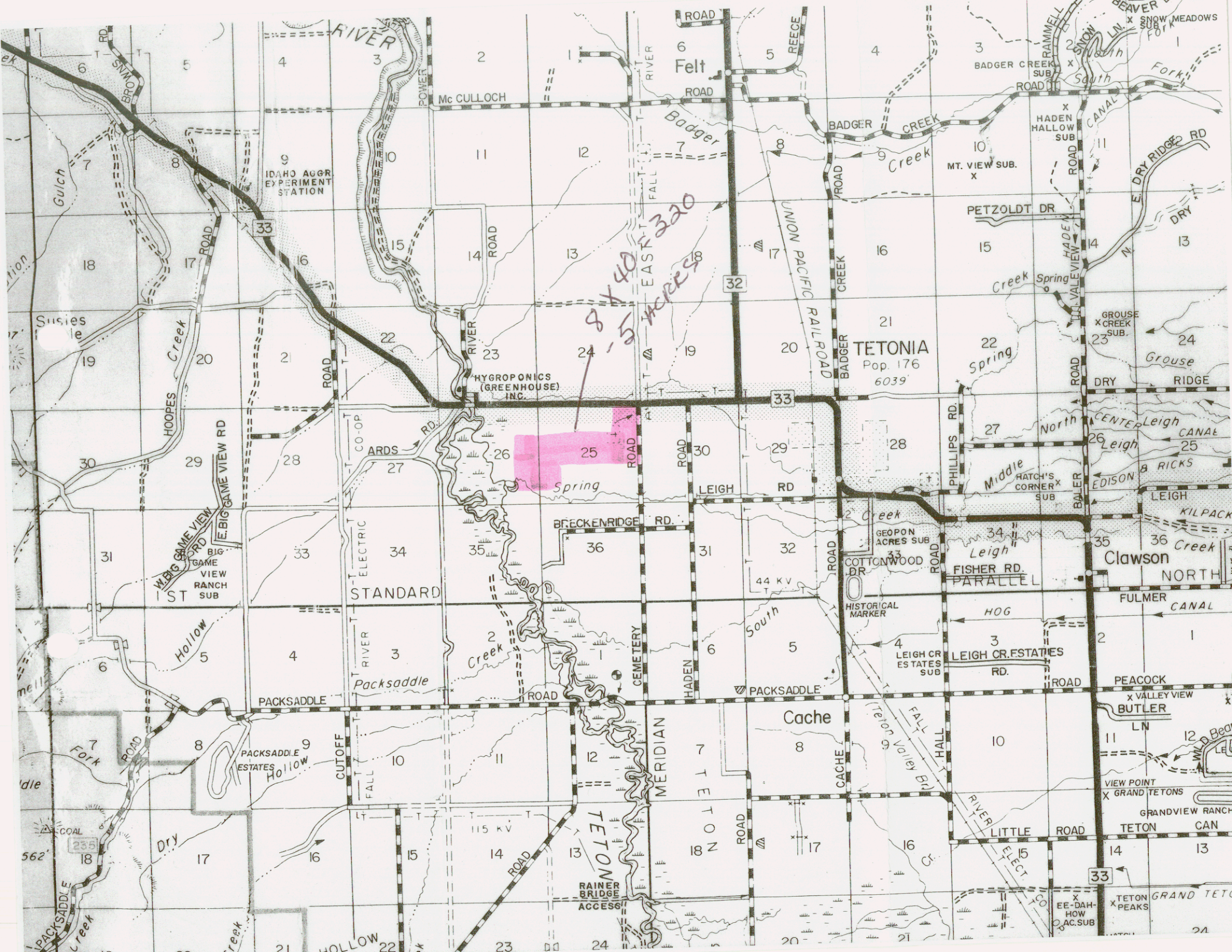
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation		
Stock		
Domestic		
Other		
Total		

7. Signature of New Owner(s) or Claimant(s) (include title if applicable)

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

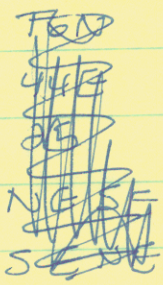
For Office Use Only

Received by _____ Date _____ Fee _____
Receipted by _____ Date _____ Receipt No. _____
Processed by _____ AJ Date _____ WR _____ Date _____


8 X 40 = 320
8.5 ACRES
TETONIA
Pop. 176
6039
Felt
Mc CULLOCH
ROAD
IDAHO AGGR. EXPERIMENT STATION
HYGROPONICS (GREENHOUSE) INC.
UNION PACIFIC RAILROAD
BADGER CREEK
BADGER CREEK SUB
MT. VIEW SUB.
HADEN HALLOW SUB
PETZOLDT DR
GROUSE CREEK SUB.
HATCH'S CORNER SUB
GEOPON ACRES SUB
COTTONWOOD DR
HISTORICAL MARKER
LEIGH CR ESTATES SUB
LEIGH CR. ESTATES
PEACOCK
BUTLER LN
VALLEY VIEW
VIEW POINT
GRAND TETONS
GRANDVIEW RANCH
EE-DAH-HOW AC. SUB
TETON PEAKS
BIG GAME VIEW RANCH SUB
PACKSADDLE ESTATES
RAINER BRIDGE ACCESS
STANDARD
Clawson
NORTH
PARALLEL
FISHER RD.
BRECKENRIDGE RD.
LEIGH RD
ARDS RD.
PACKSADDLE ROAD
CUTOFF ROAD
TETON MERIDIAN
Cache
Teton Valley Bl.
Badger Creek
Spring Creek
Grouse Creek
Leigh Creek
Packsaddle Creek
Dry Fork
Hollow
Gulch
South Fork
North Fork
Middle Fork
Snow Ln.
Rammell Ln.
Beaver Dr.
Reece Rd.
Hoopes Rd.
Susies Rd.
Snow Bro. Rd.
Power River
Fall River
Haden Creek
Phillips Rd.
Baker Rd.
Edison & Ricks
Leigh Canal
Fulmer Canal
Hog Hollow
Dry Ridge Rd.
E. Dry Ridge Rd.
Valley View Ln.
Little Teton Rd.
Teton Canal
Cache Hall
Fall River Elect. Co-op
Fall River Electric Co-op
44 KV
115 KV
COAL
235
33
32

Danny Summers, Bernie Summ, Summers Ft Ranch —

May 01 — Max + Raval Palmer



T6N
R44E
25

~~NENE — exception goes to Palmers~~

all of this goes to Palmers

- S½ N½ — (exception goes to Paul Martin)
- NW SW
- NENE — exception goes to Palmers

As I remember the Well was being used around 1985. I am a neighbor and own ground 3 miles from the property

Jim Douglass

January 30, 2005

To whom it may concern,

I Paul Martin worked for Summers Farm & Ranch from 1972-1990. The last time I used the irrigation well was in 1985. I had 4 lines running and 1 open line running into a ditch for surface water used for irrigation.

Sincerely,

Paul Martin

January 27, 2005

Affidavit for Max Palmer:

I ,Ronnie Fullmer have personally witnessed the usage of the well located on the Max Palmer property. Formally the Bert Summers ranch.

My Uncle Sive Fullmer owned the ground at the time the well was drilled.
I have witnessed the usage of the well and irrigation practices from approximately 1960's to around 1985 .

Ronnie Fullmer

Signed Ronnie Fullmer Date 1-27-2005

RECEIVED

MAY 02 01

TETON CO, ID
CLERK RECORDER

WARRANTY DEED

142345

Order No. 3050[10730-G]

FOR VALUE RECEIVED

Parcel 1: Danny Summers, an unmarried person and Bernicce Summers, an unmarried person; Parcel 2: Summers Farm & Ranch, Inc.; Parcel 3: Summers Farm & Ranch, Inc., an Idaho Corporation

the grantor(s) do(es) hereby grant, bargain, sell and convey unto

Max S. Palmer and Rance K. Palmer, Husband and Wife

whose current address is

4488 N. 2000 E., Sugar City, ID 83445

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT

**Parcel 1: Township 6 North, Range 44 East, Boise Meridian,
Section 25: South Half North Half, Northwest Quarter Southwest Quarter, Northeast Quarter Northeast Quarter, excepting therefrom: Commencing at a point 378 feet South of the Northeast corner of said Northeast Quarter Northeast Quarter, and running thence West 80 feet; thence South 50 feet; thence East 80 feet; thence North 50 feet, to the point of beginning, and also excepting therefrom: A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 25, Township 6 North, Range 44 East, Boise Meridian, and more particularly described as follows: Commencing at the Northeast corner of said Section 25; thence South along the East line of said section 2639.15 feet to the East Quarter corner of said section and the true point of beginning; thence South 89°44'52" West along the East-West ¼ line of said section 283.06 feet; thence North 640.17 feet; thence South 89°17'08" West 69.93 feet; thence North 0°45'58" West 39.05 feet; thence North 89°17'08" East 70.44 feet; thence North 1°22'16" East 69.50 feet; thence North 58°39'06" East 53.56 feet; thence North 87°55'27" East 24.82 feet; thence North 0°42'58" East 113.52 feet; thence South 89°06'27" East 209.46 feet; thence South along said East line 886.47 feet to the point of beginning.
Also excepting therefrom State Highway 33 right of way.
Subject to a county road along the East side of subject property.**

Parcel 2: Commencing at a point 378 feet South of the Northeast corner of the Northeast Quarter Northeast Quarter of Section 25, Township 6 North, Range 44 East, Boise Meridian, and running thence West 80 feet; thence South 50 feet; thence East 80 feet; thence North 50 feet to the point of beginning.

Parcel 3: NE1/4SE1/4, SE1/4NE1/4 of Section 26 Township 6 North, Range 44 East, Boise Meridian

SUBJECT to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

SUBJECT to the provisions contained in Warranty Deed recorded June 10, 1968 as Instrument No. 65808 of the official records of Teton County, Idaho, as follows: Easement for the beneficial use of subject property.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated 4-25-2001

Danny Summers

Bernicce Summers

Bernicce Summers

Instrument # 142346
DRIGGS TETON IDAHO
5-01-01 03:59:39 No. of Pages: 2
Recorded for ALLIANCE TITLE & ESCROW
NOLAN G. BOYLE Fee: 6.00
Ex-Officio Recorder Deputy C. Smith

142345

Summers Farm & Ranch, Inc.

By _____
Danny Summers, President

State of Idaho)
: ss.
County of ~~Teton~~ MADISON)

On this 27 APR 2001, before me, a Notary Public in and for said state, personally appeared Bernice Summers

known or identified to me to be the person(s) whose name(s) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

C.E. GUMMOW NOTARY PUBLIC STATE OF IDAHO

_____
Notary Public for the State of Idaho
Residing at REXBURG ID
Commission Expires 10-31-04

State of Idaho)
: ss.
County of ~~Teton~~ MADISON)

On this 27 APR 2001, before me, a Notary Public in and for said state, personally appeared Danny Summers

known or identified to me to be the person(s) whose name(s) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

C.E. GUMMOW NOTARY PUBLIC STATE OF IDAHO

_____
Notary Public for the State of Idaho
Residing at REXBURG ID
Commission Expires 10-31-04

State of Idaho)
: ss.
County of ~~Teton~~ MADISON)

On this 27 day of APR 2001, before me, a Notary Public in and for said state, personally appeared Danny Summers known to me to be the PRES. of the **Corporation**, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he executed the foregoing in said Corporation name.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

C.E. GUMMOW NOTARY PUBLIC STATE OF IDAHO

_____
Notary Public for the State of
Residing at REXBURG ID
Commission Expires 10-31-04

142345

The big exception got sold to Paul Martin

This deed

Dec 96 Bernice Summers – Danny Summers 1/4

April 01 Jana Faye Phillips – Danny Summers

→ T6N
R44E
S25
S½ N½ – 1995 exception goes to Paul Martin
NW SW
NE NE – exception goes to Summers Farm + Ranch

RECEIVED

MAY 02 2001

TETON CO. ID
CLERK RECORDER

142345

142345

10740
& Escrow
P.O. Box 644
Driggs, Idaho 83422

QUITCLAIM DEED

THIS INDENTURE is made this 11th day of April, 2001, by Jana Faye Phillips, a married woman dealing with her sole and separate property, the "Grantor," and Danny Summers, whose mailing address is 3500 East 1496 South, Sugar City, Idaho, 83448, the "Grantee."

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) lawful money of the United States of America and other good and valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever quitclaim unto the Grantee, and to Grantee's heirs and assigns forever, all right, title and interest now owned or hereafter acquired by the Grantor in all the following described real estate in the County of Teton, State of Idaho, to-wit:

See Attached Legal Description

TOGETHER, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, and rents, issues and profits therefrom.

TO HAVE AND TO HOLD the said premises and the appurtenances unto the Grantee, and to Grantee's heirs and assigns forever.

In construing this Quitclaim Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

Jana Faye Phillips

Jana Faye Phillips, Grantor

Instrument # 142345
DRIGGS TETON, IDAHO
2001-05-02 03:58:40 No. of Pages: 3
Recorded for ALLIANCE TITLE & ESCROW
NOLAN G. BOYLE Fee: 9.00
Ex-Officio Recorder Deputy E. Smith
Index to: DEED, QUIT CLAIM

STATE OF IDAHO)
:ss.
County of Madison)

On the 11th day of April, 2001, before me, the undersigned, a notary public, in and for said State, personally appeared Jana Faye Phillips, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

KARIN V. ANGELL
NOTARY PUBLIC
STATE OF IDAHO
(Seal)

Notary Public for Idaho
Residing at: Sugar City
My Commission Expires: 7-31-04

Parcel 1: Township 6 North, Range 44 East, Boise Meridian,
Section 25: South Half North Half, Northwest Quarter Southwest Quarter, Northeast Quarter Northeast Quarter, excepting therefrom: Commencing at a point 378 feet South of the Northeast corner of said Northeast Quarter Northeast Quarter, and running thence West 80 feet; thence South 50 feet; thence East 80 feet; thence North 50 feet, to the point of beginning, and also excepting therefrom: A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 25, Township 6 North, Range 44 East, Boise Meridian, and more particularly described as follows: Commencing at the Northeast corner of said Section 25; thence South along the East line of said section 2639.15 feet to the East Quarter corner of said section and the true point of beginning; thence South 89°44'52" West along the East-West ¼ line of said section 283.06 feet; thence North 640.17 feet; thence South 89°17'08" West 69.93 feet; thence North 0°45'58" West 39.05 feet; thence North 89°17'08" East 70.44 feet; thence North 1°22'16" East 69.50 feet; thence North 58°39'06" East 53.56 feet; thence North 87°55'27" East 24.82 feet; thence North 0°42'58" East 113.52 feet; thence South 89°06'27" East 209.46 feet; thence South along said East line 886.47 feet to the point of beginning.
Also excepting therefrom State Highway 33 right of way.
Subject to a county road along the East side of subject property.

142345

PLEASE RETURN TO: GKM
HOLDEN, KIDWELL, HAHN & CRAPO
P. O. Box 50130
Idaho Falls, ID 83405

129048

WARRANTY DEED

RECEIVED
DEC 15 1997
TETON CO., ID
CLERK RECORDER

THIS INDENTURE is made this 1st day of December, 1997, by Bernice N. Summers, a single woman, the Grantor, and Danny Summers, a married man as his sole and separate property, the Grantee, whose mailing address is 3500 E. 1496 S., Sugar City, Idaho, 83448.

WITNESSETH, that the Grantor, for and in consideration of love and affection, has granted, and by these presents does grant, convey and confirm unto the Grantee, and to the Grantee's heirs and assigns forever, an undivided one-half (1/2) of the grantor's undivided one-half (1/2) interest (constituting an undivided one-fourth (1/4) of the whole), in the County of Teton, State of Idaho, to-wit:

Twp. 6 N., Rge. 44 E., Boise Mer.:

Sec. 25: S1/2N1/2, NW1/4SW1/4, NE1/4NE1/4, excepting therefrom:

> Commencing at a point 378 feet South of the Northeast corner of said NE1/4NE1/4, and running thence West 80 feet; thence South 50 feet; thence East 80 feet; thence North 50 feet, to the point of beginning.

and also excepting therefrom:

> A parcel of land located in the SE¼ of the NE¼ of Sec. 25, Twp. 6 N., Rge. 44 E.B.M., and more particularly described as follows: Commencing at the Northeast corner of said Sec. 25; thence South along the East line of said section, 2639.15 feet to the East ¼ corner of said section and the TRUE POINT OF BEGINNING; thence S 89°44'52" W. along the East-West ¼ line of said section, 283.06 feet; thence N. 640.17 feet; thence S. 89°17'08" W. 69.93 feet; thence N. 0°45'58" W. 39.05 feet; thence N 89°17'08" E. 70.44 feet; thence N. 1°22'16" E. 69.50 feet; thence N. 58°39'06" E. 53.56 feet; thence N.87°55'27" E. 24.82 feet; thence N. 0°42'58" E. 113.52 feet; thence S. 89°06'27" E. 209.46 feet; thence South along said East line 886.47 feet to the point of beginning.

SUBJECT to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and

regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

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

TO HAVE AND TO HOLD the premises and the appurtenances unto the Grantee, and to the Grantee's heirs and assigns forever. The Grantor and the Grantor's heirs shall warrant and defend the premises in the quiet and peaceable possession of the Grantee and the Grantee's heirs and assigns, against the Grantor and the Grantor's heirs, and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the premises as of the date hereof.

In construing this Warranty Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

Berniece N Summers

Berniece N. Summers

129048

STATE OF ~~IDAHO~~ Arizona)
)ss.
County of Maricopa)

On this 4th day of ~~November~~ December, 1997, before me the undersigned, a Notary Public, in and for said State, personally appeared Berniece N. Summers known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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



Notary Public for ~~Idaho~~ Arizona
Residing at: Fountain Hills, AZ
My Commission Expires: 7/15/98

129048

FILED
AT THE REQUEST OF
Holden, Kidwell
AT 36 MINUTES PAST 12 P.M.
DATE Dec. 15, 1997
Ada J. Drake
CLERK OF THE COURT
BY Nora Rigby
Deputy

PLEASE RETURN TO:
HOLDEN, KIDWELL, HAHN & CRAPO
P. O. Box 50130
Idaho Falls, ID 83405

129047

CORRECTION WARRANTY DEED

RECEIVED
DEC 15 1997
TETON CO., ID
CLERK RECORDER

THIS INDENTURE is made this 1st day of December, 1997, by Berniece N. Summers, a single woman, the Grantor, and Danny Summers, a married man as his sole and separate property, the Grantee, whose mailing address is 3500 E. 1496 S., Sugar City, Idaho, 83448.

WITNESSETH, that the Grantor, for and in consideration of love and affection, has granted, and by these presents does grant, convey and confirm unto the Grantee, and to the Grantee's heirs and assigns forever, an undivided one-half (1/2) of the grantor's undivided one-half (1/2) interest (constituting an undivided one-fourth (1/4) of the whole), in the County of Teton, State of Idaho, to-wit:

Twp. 6 N., Rge. 44 E., Boise Mer.:

Sec. 25: S1/2N1/2, NW1/4SW1/4, NE1/4NE1/4, excepting therefrom:

> Commencing at a point 378 feet South of the Northeast corner of said NE1/4NE1/4, and running thence West 80 feet; thence South 50 feet; thence East 80 feet; thence North 50 feet, to the point of beginning.

and also excepting therefrom:

> A parcel of land located in the SE¼ of the NE¼ of Sec. 25, Twp. 6 N., Rge. 44 E.B.M., and more particularly described as follows. Commencing at the Northeast corner of said Sec. 25; thence South along the East line of said section, 2639.15 feet to the East ¼ corner of said section and the TRUE POINT OF BEGINNING; thence S 89°44'52" W. along the East-West ¼ line of said section, 283.06 feet; thence N. 640.17 feet; thence S. 89°17'08" W. 69.93 feet; thence N. 0°45'58" W. 39.05 feet; thence N 89°17'08" E. 70.44 feet; thence N. 1°22'16" E. 69.50 feet; thence N. 58°39'06" E. 53.56 feet; thence N.87°55'27" E. 24.82 feet; thence N. 0°42'58" E. 113.52 feet; thence S. 89°06'27" E. 209.46 feet; thence South along said East line 886.47 feet to the point of beginning.

SUBJECT to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and

This document is re-recorded to correct the legal description in Instrument No. 126070.

regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

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

TO HAVE AND TO HOLD the premises and the appurtenances unto the Grantee, and to the Grantee's heirs and assigns forever. The Grantor and the Grantor's heirs shall warrant and defend the premises in the quiet and peaceable possession of the Grantee and the Grantee's heirs and assigns, against the Grantor and the Grantor's heirs, and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the premises as of the date hereof.

In construing this Warranty Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

Berniece N Summers

Berniece N. Summers

129047

STATE OF ~~IDAHO~~ Arizona)
)ss.
County of Maricopa)

On this 1st day of ~~November~~ December, 1997, before me the undersigned, a Notary Public, in and for said State, personally appeared Berniece N. Summers known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

(seal)

Notary Public for ~~Idaho~~ Arizona
Residing at: Fountain Hills, Az
My Commission Expires: 2/15/98

G:\WPDATA\GLM\4462\BERN1114.2WD lm

129047

FILED
AT THE REQUEST OF
Holden Kidwell
AT 35 MINUTES PAST 12 P.M.
DATE Dec. 15 1997
Olga J. Drake
BY Dora Rigby
Deputy

129047

RECEIVED

DEC 3 1 1996

TETON CO., ID
CLERK RECORDER

126070

WARRANTY DEED

THIS INDENTURE is made this 24 day of December, 1996, by Berniece N. Summers, a single woman, the Grantor, and Danny Summers, a married man as his sole and separate property, the Grantee, whose mailing address is 3500 E. 1496 S., Sugar City, Idaho, 83448.

WITNESSETH, that the Grantor, for and in consideration of love and affection, has granted, and by these presents does grant, convey and confirm unto the Grantee, and to the Grantee's heirs and assigns forever, an undivided one-half (1/2) of the grantor's undivided one-half (1/2) interest (constituting an undivided one-fourth (1/4) of the whole), in the County of Teton, State of Idaho, to-wit:

Twp. 6 N., Rge. 44 E., Boise Mer.:

Sec. 25: 21/2N1/2, NW1/4SW1/4, NE1/4NE1/4, excepting therefrom:

> Commencing at a point 378 feet South of the Northeast corner of said NE1/4NE1/4, and running thence West 80 feet; thence South 50 feet; thence East 80 feet; thence North 50 feet, to the point of beginning.

and also excepting therefrom:

> A parcel of land located in the SE¼ of the NE¼ of Sec. 25, Twp. 6 N., Rge. 44 E.B.M., and more particularly described as follows: Commencing at the Northeast corner of said Sec. 25; thence South along the East line of said section, 2639.15 feet to the East ¼ corner of said section and the TRUE POINT OF BEGINNING; thence S 89°44'52" W. along the East-West ¼ line of said section, 283.06 feet; thence N. 640.17 feet; thence S. 89°17'08" W. 69.93 feet; thence N. 0°45'58" W. 39.05 feet; thence N 89°17'08" E. 70.44 feet; thence N. 1°22'16" E. 69.50 feet; thence N. 58°39'06" E. 53.56 feet; thence N.87°55'27" E. 24.82 feet; thence N. 0°42'58" E. 113.52 feet; thence S. 89°06'27" E. 209.46 feet; thence South along said East line 886.47 feet to the point of beginning.

SUBJECT to all existing easements or claims of easements, patent reservations, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, encroachments, overlaps, boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the premises.

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

126070

TO HAVE AND TO HOLD the premises and the appurtenances unto the Grantee, and to the Grantee's heirs and assigns forever. The Grantor and the Grantor's heirs shall warrant and defend the premises in the quiet and peaceable possession of the Grantee and the Grantee's heirs and assigns, against the Grantor and the Grantor's heirs, and against every person whomsoever who lawfully holds (or who later lawfully claims to have held) rights in the premises as of the date hereof.

In construing this Warranty Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

Berniece N Summers
Berniece N. Summers

STATE OF IDAHO)
)ss.
County of Madison)

On this 26 day of December, 1996, before me the undersigned, a Notary Public, in and for said State, personally appeared Berniece N. Summers known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

DANIEL C. WEIMER (seal) NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho
Residing at: MY COMMISSION EXPIRES 7-10-00 NOTARY PUBLIC RESIDING AT ASHTON, IDAHO
My Commission Expires:

G:\WPDATA\GLM 8362 BERN1223.WD wh

126070
FILED
AT THE REQUEST OF
Berniece Summers
AT 40 MINUTES PAST 10 A.M.
DATE Dec. 31, 1996
Ina J. Drake
RECORDER OF RECORD
BY Dora Rigby
DEPUTY

2 - WARRANTY DEED

RECEIVED
JAN 11 1996
TETON Co Id

122758

QUITCLAIM DEED

THIS INDENTURE is made this 29 day of December, 1995, by and between Berniece Summers, a single woman, the "Grantor," and Paul Martin, whose mailing address is 660 North 500 West, Tetonia, Idaho, 83452, the "Grantee."

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) lawful money of the United States of America and other good and valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever quitclaim unto the Grantee, and to Grantee's heirs and assigns forever, all right, title and interest now owned or hereafter acquired by the Grantor in all the following described real estate in the County of Teton, State of Idaho, to-wit:

A parcel of land located in the SE¼ of the NE¼ of Sec. 25, Twp. 6 N., Rge. 44 E.B.M., and more particularly described as follows: Commencing at the North-east corner of said Sec. 25; thence South along the East line of said section, 2639.15 feet to the East ¼ corner of said section and the TRUE POINT OF BEGINNING;
thence S 89°44'52" W. along the East-West ¼ line of said section, 283.06 feet;
thence N. 640.17 feet;
thence S. 89°17'08" W. 69.93 feet;
thence N. 0°45'58" W. 39.05 feet;
thence N 89°17'08" E. 70.44 feet;
thence N. 1°22'16" E. 69.50 feet;
thence N. 58°39'06" E. 53.56 feet;
thence N 87°55'27" E. 24.82 feet;
thence N. 0°42'58" E. 113.52 feet;
thence S. 89°06'27" E. 209.46 feet;
thence South along said East line 886.47 feet to the point of beginning.

TOGETHER, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, any remainders, and rents, issues and profits therefrom.

122758

TO HAVE AND TO HOLD the said premises and the appurtenances unto the Grantee, and to Grantee's heirs and assigns forever.

In construing this Quitclaim Deed and where the context so requires, the singular includes the plural.

Due to mistake, the Grantor hereunder received title to certain property pursuant to a Grant Deed recorded as Instrument No. 118088, records of Teton County, Idaho. Said Deed 118088 should have excluded therefrom the property herein. The purpose of this Deed is to clarify that Grantor claims no interest to the property described herein.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

Berniece Summers
Berniece Summers, Grantor

STATE OF ~~IDAHO~~ Arizona)
)ss.
County of Maricopa)

On the 27 day of December, 1995, before me, the undersigned, a notary public, in and for said State, personally appeared Berniece Summers, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

BERT TAYLOR NOTARY PUBLIC MARICOPA CO. (seal)

Dwt Taylor
Notary Public for ~~Idaho~~ Ariz.
Residing at Fort Hills Az
My Commission Expires: 8-15-98

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FILED
AT THE REQUEST OF
Gary L. Meikle, Esq.
AT 20 MINUTES PAST 2 P M
DATE Jan. 11 1996
Lou D. Drake
CLERK OF RECORDER
Filmed
Indexed
Platted
BY Nora Rigby DEPUTY

2 - QUITCLAIM DEED 122758