

For the sum of Ten Thousand Dollars and other considerations of value,

George J. Cannon, Elaron O. Spencer and Robert H. Burton of Salt Lake City, Utah, L. R. Anderson of Mantt, Utah and E. T. Ralphs of Logan, Utah, as a Deposit and Protective Committee for former bondholders of Austin Brothers Association, a Utah corporation, Grantors, have bargained and sold and hereby convey unto H. H. Allen, Jr., of Swan Lake, Idaho, grantee, the following described property situate in the County of Caribou, State of Idaho

c-wit:

The South half of Section 9; all of Section 12, the West half of the North-

ast quarter, the West half of the Southeast quarter and the West half of Section 15; the Northeast quarter, the North half of the Southeast quarter, the North half of the Southwest quarter, the South half of the Northwest quarter of Section 25; the South half of Section 26; the South half of Section 27; the South half and the North half of the North half of Section 33; the Northwest quarter and the North half of the Southwest quarter of Section 34; the East half of Section 35; the Northwest quarter, and the East half of the Southeast quarter of Section 36; the Northwest quarter, and the North half of the Southeast quarter of Section 35; all in Township 7 South, Range 43 East, Boise Meridian; Lots 2, 3 and 4, the South half of the Northwest quarter, the Southwest quarter of the Northeast quarter and the Northwest quarter and the West half of the Southeast quarter of Section 2; the West half of the West half of the Northeast quarter, the West half of the Southeast quarter of Section 11; the West half of the Northwest quarter and the West half of the Northwest quarter of Section 13; the East half and the East half of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 14; the Northeast quarter, the East half of the Southeast quarter of Section 23; the West half of Section 24,

Together with all water rights thereunto appurtenant, which said water rights include

55% of the waters heretofore used upon the above described lands comprising the so-called

Lower Austin Ranch and lands heretofore sold comprising the so-called Upper Austin Ranch

and decreed to certain individual prior owners of said lands in an action brought in the

District Court of Bingham County, Idaho, entitled Fred S. Stevens, et al, plaintiffs v.

Eastern Idaho Water Company, et al, defendants, of record in Book 1 of judgments, page 31,

Caribou County, Idaho.

TO HAVE AND TO HOLD the same unto the said Grantee, his heirs and assigns forever.

And the said Grantors for themselves, their successors and assigns, do hereby covenant and

agree with the said Grantee, his heirs, executors, administrators and assigns, that Grantors

have not done or committed any act or thing whereby the said premises now are or at any time

hereafter shall be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands as members of

said Deposit and Protective Committee the 14 day of July, 1945.

E. T. Ralphs (Seal)

L. R. Anderson (Seal)

(\$68.20 I. R. Stamps affixed and cancelled)

Robert H. Burton (Seal)

Geo. J. Cannon (Seal)

Claron O. Spencer (Seal)

As Members of said Deposit and Protective Committee

STATE OF UTAH

COUNTY OF SALT LAKE)
: ss.

On this 14th day of July, in the year 1945, before me, Grant Jensen, a Notary Public

in and for the above County and State, personally appeared George J. Cannon, Claron O.

and the persons whose names are subscribed to

FEDERAL LAND BANK MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That on this 9th day
of November, 1971,

Preston R. Allen and Connie W. Allen, husband and wife;

Roland R. Allen and Margaret V. Allen, husband and wife,

hereinafter called the Mortgagors, hereby grant, bargain, sell, convey and mortgage
to THE FEDERAL LAND BANK OF SPOKANE, a corporation in Spokane, Wash-
ington, hereinafter called the Mortgagee, the following described real estate in the
County of Caribou, State of Idaho:

Page 1 of 1.

EXHIBIT "A"

Tract No. 1:

Township 7 South, Range 43 East of the Boise Meridian:

Section 9: $S\frac{1}{2}$.
Section 15: $W\frac{1}{2}$, $W\frac{1}{2}$.
Section 27: $S\frac{1}{2}$, $N\frac{1}{2}$, $S\frac{1}{2}$, $S\frac{1}{2}$.
Section 34: $E\frac{1}{2}$, $N\frac{1}{2}$, $S\frac{1}{2}$, $N\frac{1}{2}$.
Section 35: $W\frac{1}{2}$.

Township 8 South, Range 43 East of the Boise Meridian:

Section 2: Lot 4, $S\frac{1}{2}$, $N\frac{1}{2}$, $W\frac{1}{2}$, $S\frac{1}{2}$.
Section 11: $N\frac{1}{2}$, $W\frac{1}{2}$, $N\frac{1}{2}$, $S\frac{1}{2}$.

Tract No. 2:

Township 7 South, Range 43 East of the Boise Meridian:

Section 25: $NE\frac{1}{4}$, $S\frac{1}{2}$, $N\frac{1}{2}$, $S\frac{1}{2}$.
Section 26: $S\frac{1}{2}$.

EXCEPT THEREFROM a strip of land 70 feet wide in Sections 25 and 26, the centerline of which is described as follows:
Beginning at a point on the South line of $NW\frac{1}{4}$ $SE\frac{1}{4}$ of said Section 25, which point bears North $89^{\circ}54'$ West a distance of 2613.73 feet from the Southeast corner of the $NE\frac{1}{4}$ $SE\frac{1}{4}$ of said Section 25
thence North $79^{\circ}54'$ West a distance of 497.82 feet to the point of spiral on a spiral curve to the right;
thence along the arc of the spiral curve whose total central angle is $21^{\circ}47'$ and whose degree of curvature is $4^{\circ}00'$ a distance of 387.58 feet to a point on the arc of said curve where the strip of land becomes 50 feet wide;
thence continuing along the arc of said curve a distance of 367.00 feet to the point of tangency;
thence North $58^{\circ}07'$ West a distance of 1500.65 feet to the point of spiral of a spiral curve to the left, at which point the strip of land becomes 70 feet wide;
thence along the arc of the spiral curve whose total central angle is $20^{\circ}54'$ and whose degree of curvature is $4^{\circ}00'$ a distance of 201.03 feet to a point on the west line of $NW\frac{1}{4}$ $SW\frac{1}{4}$ of said Section 25, and which point bears South $0^{\circ}31' 45''$ West a distance of 91.2 feet from the Northwest corner of $NW\frac{1}{4}$ $SW\frac{1}{4}$ Section 25;
thence continuing along the said arc of a distance of 196.47 feet to a point on the North line of the $SE\frac{1}{4}$ of said Section 26, which point bears South $89^{\circ}55'$ West a distance of 178.67 feet from the Northeast corner of the $SE\frac{1}{4}$ of said Section 26.

Section 35: $E\frac{1}{2}$, $NE\frac{1}{4}$, $N\frac{1}{2}$, $SE\frac{1}{4}$.

Township 8 South, Range 43 East of the Boise Meridian:

72372

FLB
LOAN

145322

Recorded November 11, 1971

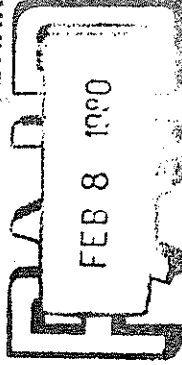
at 3:20 o'clock P.M.

in Microfilm, ~~micro~~ records.

Auditor, Clerk or Recorder

Hyatt Collins, Register

FEDERAL LAND BANK



OF SPOKANE

IN WITNESS WHEREOF, The mortgagors have hereunto set their hands the day and year first above written.

Preston R. Allen
Connie W. Allen
Roland R. Allen
Margaret V. Allen

STATE OF IDAHO }
County of Caribou } ss.

Preston R. Allen, Connie W. Allen, Roland R. Allen, and Margaret V. Allen,
to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (he)(she)
(they) executed the same as (his) (her) (their) free act and deed.

Leonard C. Higginford
NOTARY PUBLIC
My Commission Expires August 14, 1973

STATE OF _____ }
County of _____ } ss.

On _____, before me personally appeared

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (he) (she)
(they) executed the same as (his) (her) (their) free act and deed.

NOTARY PUBLIC
My Commission Expires _____

SPECIAL WARRANTY DEED

For the sum of Ten Thousand Dollars and other considerations of value, George J. Cannon, Claron O. Spencer and Robert H. Burton of Salt Lake City, Utah, L. R. Anderson of Manti, Utah and E. T. Ralphs of Logan, Utah, as a Deposit and Protective Committee for former bondholders of Austin Brothers Association, a Utah corporation, Grantors, have bargained and sold and hereby convey unto H. H. Allen, Jr., of Swan Lake, Idaho, Grantee, the following described property situate in the County of Caribou, State of Idaho, to-wit:

The South half of Section 9; all of Section 12, the West half of the Northeast quarter, the West half of the Southeast quarter and the West half of Section 15; the Northeast quarter, the North half of the Southeast quarter, the North half of the Southwest quarter, the South half of the Northwest quarter of Section 25; the South half of Section 26; the South half of Section 27; the South half and the South half of the North half of Section 33; the Northwest quarter and the North half of the Southwest quarter of Section 34; the Northeast quarter, and the East half of the Southeast quarter of Section 34; the West half of Section 35; the Northeast quarter, and the North half of the Southeast quarter of Section 35, all in Township 7 South, Range 43 East, Boise Meridian; Lots 2, 3 and 4, the South half of the Northwest quarter, the Southwest quarter of the Northeast quarter and the Southwest quarter of the West half of the South-east quarter of Section 2; the West half and the West half of the Northeast quarter, the West half of the Southeast quarter of Section 11; the East half of the Southeast quarter of said Section 11; the West half of the Northwest quarter and the West half of the Southwest quarter of Section 13; the East half and the East half of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 14; the Northeast quarter, the East half of the Southeast quarter of Section 23; the West half of Section 24, all in Township 8 South of Range 43 East Boise Meridian, comprising approximately 6200 acres.

Together with all water rights thereunto appurtenant, which said water rights include 55% of the waters heretofore used upon the above described lands comprising the so-called Lower Austin Ranch and lands heretofore sold comprising the so-called Upper Austin Ranch, and decreed to certain individual prior owners of said lands in an action brought in the District Court of Bingham County, Idaho, entitled Fred S. Stevens, et al, plaintiffs, Eastern Idaho Water Company, et al, defendants, of record in Book 1 of Judgments, page 31, Caribou County, Idaho.

TO HAVE AND TO HOLD the same unto the said Grantee, his heirs and assigns forever. And the said Grantors for themselves, their successors and assigns, do hereby covenant and agree with the said Grantee, his heirs, executors, administrators and assigns, that Grantors have not done or committed any act or thing whereby the said premises now are or at any time hereafter shall be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands as members of said Deposit and Protective Committee the 14 day of July, 1945.

37 Ralphs (SEAL)

RR Anderson (SEAL)

shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, The party of the first part has caused its corporate name to be hereunto subscribed by its President and its corporate seal to be affixed by its Secretary in pursuance to said resolution the day and year first above written.

Signed, Sealed and Delivered in Presence of

Largilliere Company Bankers
By E. W. Largilliere
Its President

Seal

STATE OF IDAHO)
County of Caribou) ss.

Attest Phyllis Marriott
Its Secretary

On this nineteenth day of September in the year 1945, before me J. T. Torgesen a Notary Public in and for said State, personally appeared E. W. Largilliere and Phyllis Marriott known to me to be the President and Secretary of the corporation that executed the foregoing instrument and acknowledged to me that such corporation 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.

(44.20 I.R. Stamps affixed and cancelled) (Seal)

J. T. Torgesen
Notary Public for the State of Idaho
Residence Soda Springs, Idaho

At request of Largilliere Co. Bankers
November 2nd, 1945, at 2:29 P.M.
Fee \$1.20

RECEIVED

NOV 15 2004

Colin Chester, Recorder
Deputy

Instrument #22615

SPECIAL WARRANTY DEED

For the sum of Ten Thousand Dollars and other considerations of value, George J. Cannon, Claron O. Spencer and Robert H. Burton of Salt Lake City, Utah, L. R. Anderson of Manti, Utah and E. T. Ralphs of Logan, Utah, as a Deposit and Protective Committee for former bondholders of Austin Brothers Association, a Utah corporation, Grantors, have bargained and sold and hereby convey unto H. H. Allen, Jr., of Swan Lake, Idaho, Grantee, the following described property situate in the County of Caribou, State of Idaho to-wit:

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TO HAVE AND TO HOLD the same unto the said Grantee, his heirs and assigns forever. And the said Grantors for themselves, their successors and assigns, do hereby covenant and agree with the said Grantee, his heirs, executors, administrators and assigns, that Grantors have not done or committed any act or thing whereby the said premises now are or at any time hereafter shall be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands as members of said Deposit and Protective Committee the 14 day of July, 1945.

E. T. Ralphs (Seal)

L. R. Anderson (Seal)

((\$68.20 I. R. Stamps affixed
and cancelled)

Robert H. Burton (Seal)

Geo. J. Cannon (Seal)

Claron O. Spencer (Seal)
As Members of said Deposit and Protective
Committee

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On this 14th day of July, in the year 1945, before me, Grant Jensen, a Notary Public in and for the above County and State, personally appeared George J. Cannon, Claron O. Spencer and Robert H. Burton, known to me to be the persons whose names are subscribed to the within instrument as members of the Deposit and Protective Committee for former bondholders of Austin Brothers Association, and severally acknowledged to me that they executed the same as members of said Deposit and Protective Committee.

Grant Jensen, Notary Public
Residing at Salt Lake City, Utah
My Commission expires _____

STATE OF UTAH)
: ss.
COUNTY OF SANPETE)

On this 19 day of July, in the year 1945, before me a Notary Public in and for the above County and State, personally appeared L. R. Anderson, known to me to be the person whose name is subscribed to the within instrument as a member of the Deposit and Protective Committee for former bondholders of Austin Brothers Association and acknowledged to me that he executed the same as a member of said Deposit and Protective Committee.

Arthur H. Nell, Notary Public
Residing at Manti, Utah
My Commission expires July 8, 1949.

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On this 14th day of July in the year 1945, before me, Grant Jensen, a Notary Public in and for the above County and State, personally appeared E. T. Ralphs, known to me to be the person whose name is subscribed to the within instrument as a member of the Deposit and Protective Committee for former bondholders of Austin Brothers Association, and acknowledged to me that he executed the same as a member of said Deposit and Protective Committee.

Grant Jensen, Notary Public
Residing at Salt Lake City, Ut.
My Commission expires May 9, 1948.

At request of L. Sumner Pond
November 14th, 1945, at 2:17 P.M.

Colin Chester, Recorder

