

OCT 30 1992

WARRANTY DEED

THIS INDENTURE, Made this 25th day of October, 1992, between VIRGINIA P. PRICE, of 73 E. Harper Ave., POB 563, Driggs, ID 83422; LINDA BINGHAM, of 3032 W. 3000 S., Weston, ID 83286; MARILYN ANDERSON, of 125 E. 2nd N., Rexburg, ID 83440; DALE K. PRICE, JR., of 18631 SE 277th Place, Kent, WA 98042; KENNETH P. PRICE of Box 51, Driggs, ID 83422, and R. VANDES PRICE, of 970 W. 450 S., Layton, UT 84041, the parties of the first part, and JAMES W. PRICE and MARLENE PRICE, husband and wife, of 410 N. 1 E., Driggs, ID 83422, the parties of the second part,

This deed shall be simultaneously executed and delivered in two or more counterparts, each of which shall be deemed to be an original, and all shall constitute but one and the same instrument.

WITNESSETH, That the said parties of the first part, in consideration of the transfer by the parties of the second part to the parties of the first part of like property with like value, and in furtherance of a division of partnership assets (Price Brothers, of Driggs, Idaho), do hereby grant, convey and confirm unto the said parties of the second part their one-half interest in and to the following described real estate, situated in Teton County,

State of Idaho, to-wit:

TRACT 1: Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

Section 26: SW1/4NW1/4 NW1/4SW1/4

ALSO TAX NO. 841 being described as follows: Beginning at the NW Corner of the SE1/4NW1/4 of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence South 80 rods; thence East 581.4 feet to the Railroad Right-of-way; thence North 80 rods along the Railroad Right-

111394

FILED

AT THE REQUEST OF

First American

35 OCT 30 1992

CLERK OF THE DISTRICT COURT

Don J. Drake

Tract 1 old Price & Ruth please

8
*Price & Ruth
from Virginia & Linda
to James & Marlene Price*

TRACT 1 Conty.
old price &
BUTLER PLACE

of-way; thence West 560 feet to the point of beginning.

ALSO TAX NO. 146 being described as follows: Beginning at the SW Corner of the NE1/4SW1/4 of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence East 578 feet; thence North 1320 feet; thence West 581 feet; thence South 1320 feet to the point of beginning.

ALSO TAX NO. 514 being described as follows: Beginning at a point 313.5 feet West of the SE corner of the NW1/4 of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence North 880 feet; thence West 326.5 feet; thence South 880 feet; thence East 326.5 feet to the point of beginning.

ALSO DEED NO. 101400 being described as follows: All of that certain strip of land heretofore acquired by Yellowstone Park Railroad Company (predecessor to Oregon Short Line Railroad Company) from Pratt Rge. Company, et al., by Warranty Deed dated May 12, 1910, filed for record December 3, 1912, in Book 10 of Deeds at Page 569 of the records of Fremont County, Idaho, being described in said deed as follows:

A strip of land 100 feet wide, being 50 feet in width on each side of the center line of main tract of the Teton Basin Branch of the Yellowstone Park Railroad as located across the SE1/4NW1/4 of Section 26, Township 5 North, Range 45 East of the Boise Meridian.

The course of said center line of main track being more particularly described as follows to wit: Beginning at a point in the north line of the S1/2NW1/4 of Section 26 and 1953.2 feet, more or less, easterly from the northwest corner thereof; thence southerly along a spiralled curve to the right with a radius of 1910.1 feet for a distance of 575 feet, more or less; thence S. 0 degrees 7'W, 765 feet to a point in the south line of said SE1/4NW1/4 of said Section 26 and 1977.7 feet easterly from the southwest corner of said NW1/4 of said Section 26.

Darby Ranch

TRACT 2: Township 4 North, Range 45 East, Boise Meridian, Teton County Idaho.
Section 1: S1/2NW1/4

TOGETHER WITH a 30 foot Easement for ingress and egress along the West side of the SW1/4 of Section 1, Township 4 North, Range 45 East Boise Meridian, Teton County, Idaho.

Section 2: SE1/4SE1/4
N1/2SE1/4
S1/2NE1/4

LESS: Railroad and State Highway Right-of-ways

ALSO LESS: Commencing at a point 540 feet West of the NE corner of the SW1/4NE1/4 of Section 2, Township 4 North, Range 45 East, Boise Meridian, and running thence South 300 feet; thence West 290 feet; thence North 300 feet; thence East 290 feet to the point of beginning.

Swamp Ranch

TRACT 3:

Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.
Section 34: SW1/4

*
Basis for Land
ownership for
222-13246

ALSO: That portion of the NW1/4NW1/4 (Lot 4) of Section 3, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, lying North of the South Bates Road being described as follows:

*This is the Martin
Ranch & Tim
Exchange because of
Road being pulled
to the property
on NW side of Rd*

Beginning at the Northwest Corner of said Section 3 and running thence South 82.22 feet more or less to the right-of-way line of the South Bates Road; and running thence Northeasterly along said right-of-way line 183 feet, more or less, to the North Section Line of said Section 3; running thence West 164 feet, more or less, along the North Section line of said Section 3 to the point of beginning.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging and all estate,

right, title and interest in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises together with the appurtenances unto the said parties of the second part, and to their heirs and assigns forever. And the said parties of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Virginia P. Price

Linda Bingham

Marilyn Anderson

Dale K. Price, Jr.

Kenneth P. Price

R. Vandes Price
R. Vandes Price

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Gleaned
Homestead
USA to 12/20/1907

STANDARD CO. PRINTED & BOUND, "BOSTON" 1907

No. 24915

THE UNITED STATES OF AMERICA

Homestead Certificate No. 5087
Application 6155 ss. To all to Whom these Presents shall Come GREETING:

WHEREAS, There has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Blackfoot, Idaho whereby it appears that, pursuant to the Act of Congress approved 20th May, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of Alzina T. Crandall

has been established and duly consummated, in conformity to law, for the East half of the south west quarter and the south west quarter of the south west quarter of section thirty four in township five North, and the lot numbered four of section three in township four North of Range forty five East of Boise meridian, in Idaho, containing one hundred and sixty acres and forty hundredths of an acre,

according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the Surveyor General.

NOW, KNOW YE, That there is, therefore, granted by the United States unto the said

Alzina T. Crandall the tract of land above described: and to --- heirs

TO HAVE AND TO HOLD THE SAID TRACT OF LAND, with the appurtenances thereof, unto the said

Alzina T. Crandall and assigns forever, subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode, to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law, and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States.

IN TESTIMONY WHEREOF, I, Theodore Roosevelt President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.



Given under my hand, at the City of Washington, the eighteenth day of July, in the year of our Lord one thousand nine hundred and seven, and of the Independence of the United States the one hundred and thirty second

BY THE PRESIDENT: Theodore Roosevelt
By F. M. McKean Secretary.

Warranty deed from Alzina Crandall to D.A. Price

654
654

WARRANTY DEED

STAPLE CO., PRINTERS & BURGERS, BOISE, 39272

Instrument No. 5037 1918

This Indenture, Made the 27th day of November in the year of our Lord one thousand nine hundred and eighteen, between Alzina T. Crandall, a widow, of Springville

of the County of Utah and State of Utah the part y of the first part, and of the County of Teton and State of Idaho the part y of the second part, V. A. Price

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of Forty Five Hundred DOLLARS, lawful money of the United States of America, to her in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, do es by these presents Grant, Bargain, Sell and Convey and Confirm unto the said part y of the second part, and to his heirs and assigns, forever, all that certain lot, piece or parcel of land situate, lying and being in the County of Teton and State of Idaho and bounded and described as follows, to-wit:

East Half ($\frac{1}{2}$) of the South-west quarter (SW $\frac{1}{4}$) and the South-west quarter (SW $\frac{1}{4}$) of the South-west Quarter (SW $\frac{1}{4}$) of Section Thirty Four (34) in Township Five (5) North, Range 45 East of Boise Meridian; also Lot numbered Four(4) Section (3) Three in Township Four (4) North, Range Forty-five (45) East of Boise Meridian County and State aforesaid, Containing One Hundred and Sixty acres and forty one hundredths of an acre (160.40) .

Together with 3 cubic feet per second of the waters of Haws Dam, and Crandall Springs, in Fremont County, State of Idaho as defined and granted in State of Idaho, Water License No. 885, recorded October 23, 1908, in Book 1 of Licenses, Page 379, Date of Priority, October 3, 1904, Covering the lands described in th s instrument.

22-2004

($\$4.50$ Revenue Stamps attached and cancelled.)

together with all and singular the tenements, hereditaments and appurtenances thereunto beoing, or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances and privileges thereto incident, unto the said part y of the second part, and to his heirs and assigns forever, and the said premises in a quiet and peaceable possession of the said part y of the second part, his heirs and assigns, against the said part y of the first part and her heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same, shall and will warrant any and by these presents forever defend.

IN WITNESS WHEREOF, The said part y of the first part ha s hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of:
Alzina T. Crandall
(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF Idaho, Utah } ss.
County of Utah On this 27th day of November in the year 1918 ,
before me, W. B. McPherson a Notary Public in and for said County
and State, personally appeared Alzina T. Crandall, a widow,
known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same. And on this day of ~~the year 1918~~ , personally appeared before me, ~~the wife of the above named~~
known to me to be the person whose name is subscribed to the within and foregoing instrument, described as a married woman; and upon an examination without the hearing of her husband, I made her acquainted with the contents of the instrument, and there-