

RECEIVED

OCT 15 1997

TETON CO., ID.
CLERK/RECORDER

128534

Warranty Deed

ALLIANCE TITLE & ESCROW CORP., INC.
P.O. BOX 644 / 78 N. MAIN STREET
DRIGGS, IDAHO 83422

For Value Received

DALE M. BURR AND MARGIE D. BURR, HUSBAND AND WIFE

the grantors, do hereby grant, bargain, sell and convey unto

WILLIAM R. SCHULZ AND MELINDA W. SCHULZ, HUSBAND AND WIFE

whose current address is 608 NORTH MILLER ROAD NORTH, VALRICO, FLORIDA 33594

the grantee(s), the following described premises, in

TETON

County Idaho, to wit:

Beginning at the center of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence South 89 degrees 42'21" East, 1320.15 feet to the true point of beginning; thence North 00 degrees 33'17" West 717.0 feet; thence South 89 degrees 41'59" East, 1050.50 feet to the West boundary of the Union Pacific Railroad right-of-way; thence South 31 degrees 34'20" East 443.92 feet; thence South 00 degrees 40'27" East 339.84 feet; thence North 89 degrees 42'21" West 1279.99 feet to the true point of beginning. Also known as Lot 7 Autumn Leaf Estates, Teton County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said

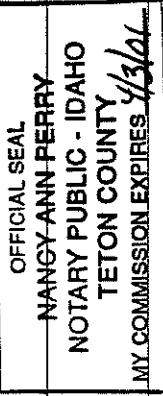
Grantees, that he is the owner in fee simple of said premises; that they are free from all incumbrances except; Subject to all existing patent reservations, easements, rights of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: OCTOBER 3, 1997

Dale M Burr
DALE M. BURR

Margie D Burr
MARGIE D. BURR



STATE OF IDAHO, COUNTY OF TETON
On this 8th day of October, 19 97
before me, a notary public in and for said State, personally appeared

Dale M. Burr and
Margie D. Burr

known to me to be the person(s) whose name(s) are
subscribed to the within instrument, and acknowledged to me that
they executed the same.

Nancy Ann Perry
Residing at _____, Idaho
Comm. Expires _____
Notary Public

128534

FILED

AT THE REQUEST OF

ALLIANCE TITLE AND ESCROW

AT 45 MINUTES PAST 11 a.m.

DATE Oct. 15, 1997

BY *Nora R. Regier*
CLERK OF RECORD
DEPUTY

N 00°01'36"E 2651.59'

L 1 S 89°08'24"E 36.63'

S 00°02'31"E 2855.91'



SW 1/4 NE 1/4

0 100 200 300 400

SCALE 1" = 200'

N 00°32'49"W 716.35'

S 89°44'22"E 1049.71'

30' ACCESS AND
UTILITY EASEMENT

60' ACCESS
AND UTILITY
EASEMENT

BURR PROPERTY

20.04 ACRES

S 31°35'10"E
443.23'

S 00°44'08"E
339.77'

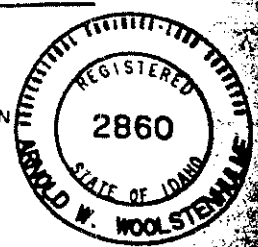
N 89°44'23"W 1279.42'

N 89°42'25"W 2647.78'
BASIS OF BEARING (SECTION 1/4 LINE)

C 1/4 CORNER SECTION 5
FOUND IRON PIN

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A
REGISTERED LAND SURVEYOR / ENGINEER
IN THE STATE OF IDAHO, No. 2860, DO
HEREBY CERTIFY THAT I DID CAUSE THE
SURVEY OF THE TRACT OF LAND AS HEREIN
PLATTED AND DESCRIBED.



E 1/4 CORNER SECTION 5
FOUND 1/2" IRON PIN WITH
CAP INSCRIBED: AW ENG 2860
C.P.F.R. INDEX C-9
INSTRUMENT #95749

PROPERTY DESCRIPTION

A PART OF THE E 1/2 S
IDAHO, BEING FURTHER
FROM THE E 1/4 CORNER
TO A 1" IRON PIN. THE
THENCE N 89°44'23"W,
THENCE N 00°32'49"W,
THENCE S 89°44'22"E,
RAILROAD RIGHT-OF-WAY
THENCE S 31°35'10"E,
ON THE WESTERN RIGHT-
THENCE S 00°44'08"E,
POINT OF BEGINNING.

CONTAINS 20.04 ACRES.

SUBJECT TO A 30 FOOT
PROPERTY LINE AND A
LINE WHICH RUNS PARAL

OWNERS' CERTIFICATE

WE, THE UNDERSIGNED O
THE PROPERTY OF LAND

NE CORNER SECTION 5
FOUND 5/8" IRON PIN
WITH 2" CAP INSCRIBED;
AW ENG 2860
C.P.F.R. INDEX A-9
INSTRUMENT #95755

FOUND AS NOTED

CORNER: 1/2" IRON PIN
IBED: AW ENG 2860

CORNER: 1" IRON PIN

IT - NOTHING FOUND OR SET

DOWN LINE

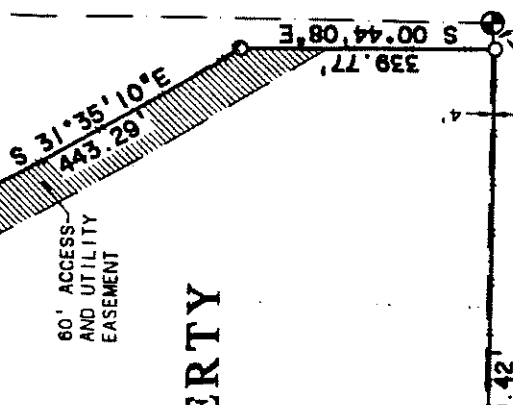
AND WIDTH AS NOTED

DISTANCE
36.63'

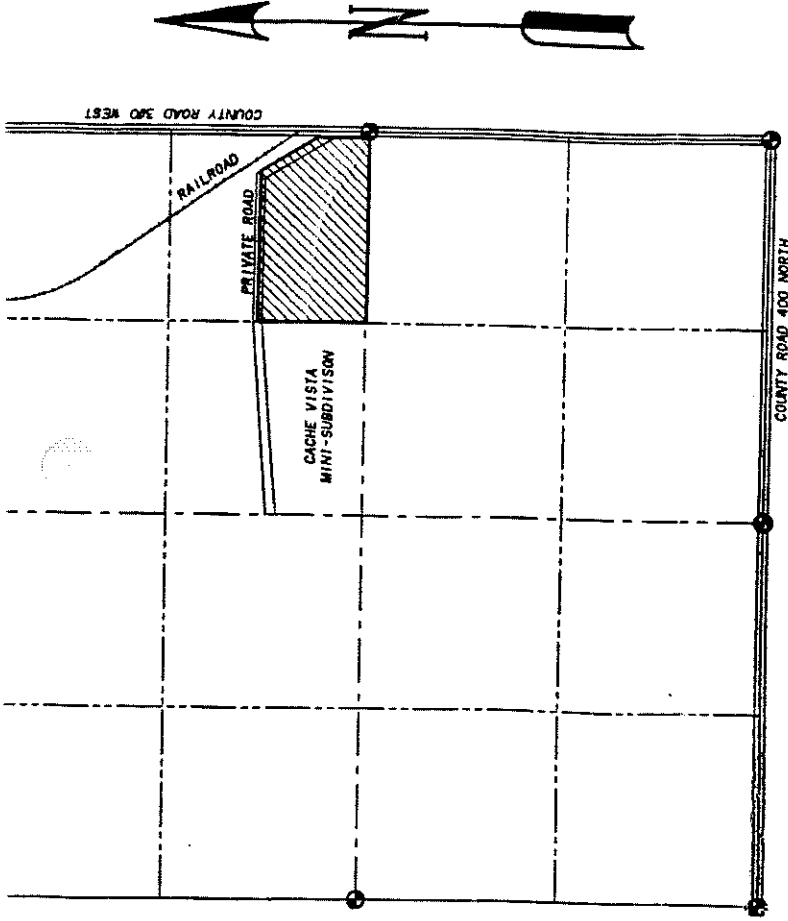
2655.91' S 00°02'31"E

60' ACCESS-
AND UTILITY
EASEMENT

ERTY



E 1/4 CORNER SECTION 5
FOUND 1/2" IRON PIN WITH
CAP INSCRIBED: AW ENG 2860
C.P.F.R. INDEX C-9
INSTRUMENT #95749



VICINITY MAP

SECTION 5, TWP. 5N., RNG. 45E., B.M.,
TETON COUNTY, IDAHO

SCALE 1" = 2000'

PROPERTY DESCRIPTION

A PART OF THE E 1/2 SECTION 5, TWP. 5N., RNG. 45E., B.M. TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
FROM THE E 1/4 CORNER OF SAID SECTION 5, THENCE S 84°08'24"W. 36.63 FEET TO A 1" IRON PIN, THE POINT OF BEGINNING;
THENCE N 89°44'23"W. 1279.42 FEET TO A 1" IRON PIN;
THENCE N 00°32'49"W. 716.35 FEET TO A POINT;
THENCE S 89°44'22"E. 1049.71 FEET TO A 1" IRON PIN ON THE SOUTHWESTERN RAILROAD RIGHT-OF-WAY LINE;
THENCE S 31°35'10"E. 443.29 FEET ALONG SAID RIGHT-OF-WAY TO A 1" IRON PIN ON THE WESTERN RIGHT-OF-WAY LINE OF THE COUNTY ROAD;
THENCE S 00°44'08"E. 339.77 FEET ALONG THE COUNTY ROAD RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINS 20.04 ACRES, MORE OR LESS.

SUBJECT TO A 30 FOOT ACCESS AND UTILITY EASEMENT ALONG THE NORTHERMOST PROPERTY LINE AND A 60 FOOT ACCESS AND UTILITY EASEMENT ALONG THE PROPERTY LINE WHICH RUNS PARALLEL WITH THE RAILROAD RIGHT-OF-WAY

OWNERS' CERTIFICATE

WE, THE UNDERSIGNED OWNERS, CERTIFY THAT WE DID CAUSE THE SURVEY OF THE PROPERTY OF LAND AS SHOWN ON THIS PLAT TO BE PERFORMED BY AN ENGINEERING.

RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF TETON) SS

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS ____ DAY
OF ____ 199__, AT ____
AT THE REQUEST OF ____
INSTRUMENT NUMBER ____

COUNTY RECORDER

RECORD OF SURVEY

THEN NE 1/4 SECTION 5, TWP. 5N., RNG. 45E., B.M.,
TETON COUNTY, IDAHO

SURVEYED FOR:

DALE BURR

AW ENGINEERING
P.O. BOX 139
VICTOR, IDAHO 83455
(208) 787-2952

DRAWN NLC

PROJECT 97 - 066

SURVEYED MRW/CLC

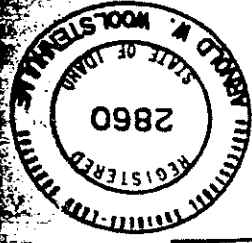
08/25/97

DBURR, GCD

SECTION 5

PROPERTY DESCRIPTION
 A PART OF THE E 1/2 S
 FROM THE E 1/4 CORNER
 IDAHO, BEING FURTHER
 TO A 1" IRON PIN, THE
 THENCE N 89°44'23"W,
 THENCE N 00°32'49"W,
 THENCE S 89°44'22"E,
 RAILROAD RIGHT-OF-WAY,
 THENCE S 31°35'10"E,
 ON THE WESTERN RIGHT-
 THENCE S 00°44'08"E,
 POINT OF BEGINNING.
 CONTAINS 20.04 ACRES.
 SUBJECT TO A 30 FOOT
 PROPERTY LINE AND A
 LINE WHICH RUNS PARAL
OWNERS' CERTIFICATE
 WE, THE UNDERSIGNED O
 THE PROPERTY OF LAND

E 1/4 CORNER SECTION 5
 FOUND 1/2" IRON PIN WITH
 CAP INSCRIBED: AW ENG 2860
 C.P.F.R. INDEX C-9
 INSTRUMENT #95749

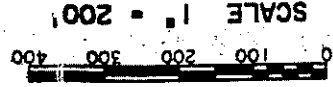


I, ARNOLD W. WOOLSTETTER, BEING A
 REGISTERED LAND SURVEYOR / ENGINEER
 IN THE STATE OF IDAHO, DO
 HEREBY CERTIFY THAT I DID CAUSE THE
 SURVEY OF THE TRACT OF LAND AS HEREIN
 PLATTED AND DESCRIBED.

SURVEYOR'S CERTIFICATE

BASIS OF BEARING (SECTION 1/4 LINE)
 N 89°42'25"W - 2647.78'

C 1/4 CORNER SECTION 5
 FOUND IRON PIN

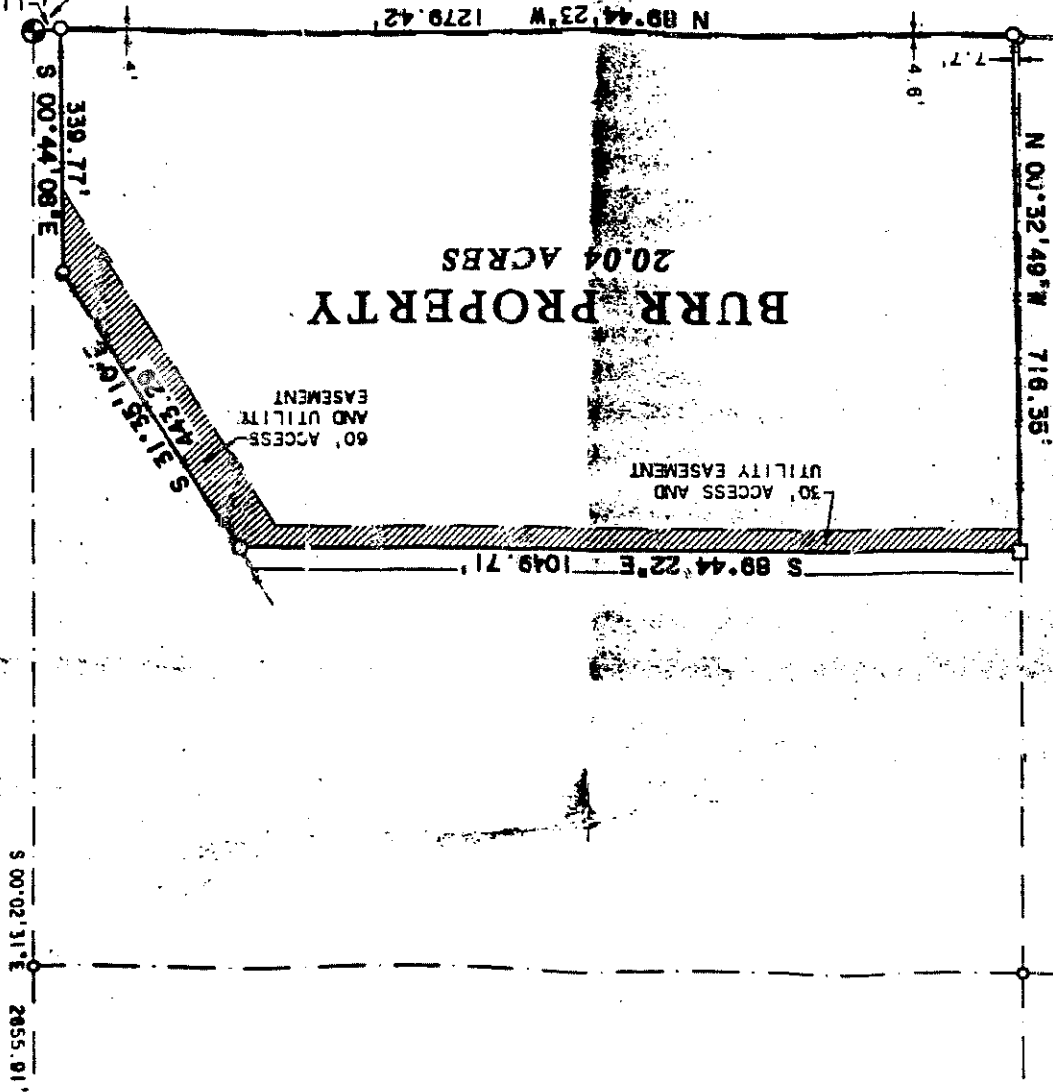


SW 1/4 NE 1/4

BURR PROPERTY
 20.04 ACRES

60' ACCESS
 AND UTILITY
 EASEMENT

30' ACCESS AND
 UTILITY EASEMENT



L 1 36.63 36.63 36.63