

169399

RECEIVED

JUL 14 2005

TETON CO., ID
CLERK RECORDER

WARRANTY DEED

Order No. 3050513551-G

FOR VALUE RECEIVED

Jared E. Nusbaum and Linda S. Nusbaum, Husband and Wife

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

Matthew F. Bitner and Sally B. Bitner, Husband and Wife

whose current address is

P.O. Box 238 Tetonla, ID 83452

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

Parcel 8: A part of the N ½ of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: From the C ¼ corner of said Section 5, thence North 89°33'31" West 1323.96 feet along the South line of the SE ¼ NW ¼ to the SW corner of said SE ¼ NW ¼ and thence North 00°01'02" West 667.60 feet along the West line of the SE ¼ NW ¼ to the true point of beginning; thence North 00°01'02" West 667.60 feet further along the West line of the SE ¼ NW ¼ to the NW corner of the SE ¼ NW ¼ of said Section 5; thence South 89°17'00" East 1331.19 feet to a point; thence South 00°09'41" West 662.55 feet to a point; thence North 89°30'00" West 1329.07 feet to the point of beginning.

Parcel 9: A part of the N ½ of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: Commencing at the C ¼ corner of said Section 5, the point of beginning, thence North 89°33'31" West 1323.96 feet along the South line of the SE ¼ NW ¼ to the SW corner of the SE ¼ NW ¼ of said Section 5; thence North 00°01'02" West 667.60 feet along the West line of the SE ¼ NW ¼ of said section 5 to a point; thence South 89°30'00" East 1329.07 feet to a point; thence South 00°09'41" West 67.13 feet to an iron pin; thence South 00°27'01" West 599.09 feet to the point of beginning.

Together with and subject to an easement for ingress, egress and utilities across the following described easement, said easement being 60 feet wide and lying Westerly and Southerly of the following described line: Beginning at the Center ¼ corner of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, the point of beginning; thence North 00°27'01" West 599.09 feet; thence North 00°09'41" West 729.68 feet; thence North 00°46'00" West 662.20 feet; thence North 01°01'26" West 861.16 feet; thence South 89°52'09" East 2644.94 feet more or less to the point of ending.

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: July 6, 2005

Jared E. Nusbaum

Linda S. Nusbaum

Instrument # 169399

DRGGS, TETON, IDAHO

2005-07-14 09:35:52 No. of Pages: 2

Recorded for: ALLIANCE TITLE & ESCROW

NOLAN G. BOYLE Page: 6.00

Ex-Officio Recorder Deputy Boyle

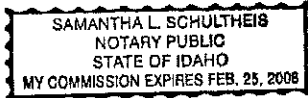
Index to: DEED, WARRANTY

State of Idaho
County of Teton

On this 6 day of July, in the year 2005 before me, a Notary Public in and for said state, personally appeared Linda S. Nusbaum 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.

169399

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



Samantha L. Schultheis
Notary Public for the State of
Residing at: Victor Idaho
Commission Expires: 2/25/08

State of NEW MEXICO }
County of BERNALILLO } ss.

On this 7th day of July, in the year 2005 before me, a Notary
Public in and for said state, personally appeared
JARED NUSBAUM known or
identified to me to be the person whose name is subscribed to the within instrument and
acknowledged to me that HE executed the same.

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



Tara X. Rapichowski
Notary Public for the State of NEW MEXICO
Residing at: 604 Walton Dr NE APO
Commission Expires: 2/27/09