

*Original Deed to Elmo Howe
see 2nd Page Please research*

D E E D

THIS INDENTURE made this 26 day of April, 1944,
between The Webster-Soule Farm, a corporation, of Rexburg,
Idaho, party of the first part, and LUCILLE WEBSTER HOWE
of Rexburg, Idaho, party of the second part.

WITNESSETH: That the party of the first part, for and
in consideration of the surrender to it and the cancellation
of 700 shares of the capital stock of the said Webster-Soule
Farm, by the second party to the first party, the receipt of
which stock is hereby acknowledged, the first party has
granted, bargained and by these presents does grant, bargain,
convey and confirm to the party of the second part for the
term of her natural life (that is to say, a life estate) and
at her death remainder over in fee to her children, share
and share alike, without restriction, the lands hereinafter
described. Provided, however, that if any of the children of
the said Lucille Webster Howe die without issue, then their
pro rata share shall pass to their surviving brothers and
sisters, share and share alike, in fee. If any of them die
leaving issue, then their issue shall share by right of
representation in fee. The said party of the second part
shall take immediate possession of the lands hereinafter
described and occupy, farm and operate the said lands and
receive and enjoy during her natural life for her own use
and benefit all the crops and proceeds therefrom, and any
and all earnings and emoluments whatsoever from said lands
(except the crop grown in 1944 on a part of the land, herein-
after described, which has been assigned to Elmo S. Webster);
but she shall have no right nor power to sell, mortgage,
pledge or assign for any purpose any of said lands herein-
after described.

The lands hereinbefore referred to and hereby conveyed
are situated, lying and being in the County of Madison,

MICROFILMED

APR 11 1994

State of Idaho, more particularly described as follows,
to-wit:

Beginning at a point South 30° 38' East, 19.4 feet from the Northwest corner of Section 14, T. 5 N., R. 40 E. B. M. Thence South 30° 38' East, 2705 feet, more or less, to the West side property line of the O. S. L. Railroad; thence South 43° 57' West, along said West side property line of Railroad, 3169 feet; thence North, 13,942 feet, more or less, to the North side of Section 3, above township and range; thence South 89° 49' East, along said township line, 787.3 feet to the Northeast corner of said Section 3; thence South 69° 57' East, 1331 feet, more or less, to the Northeast corner of Lot 4, Section 2, above township and range; thence South no degrees 02' East, along the sixteenth line, 1710.3 feet, more or less, to its intersection with the West side of a County road; thence South 32° 15' East, along the West side of said County Road, 1483.2 feet, more or less, to an angle point in said County Road; thence South no degrees 10' East, along said West side of County Road, 735 feet, more or less, to an angle point in said County Road; thence South 39° 08' East, along the South or West side of said County Road, 671.2 feet; thence South 23° 10' West, 258.6 feet; thence 14° 45' West, 251.9 feet; thence South 0° 44' East, 262.8 feet; thence South 2° 48' West, 240.9 feet; thence South 7° 50' West, 200 feet; thence South 11° 29' West, 286.6 feet; thence South 10° 17' West, 154.2 feet; thence South 7° 08' West, 260 feet; thence South 12° 50' West, 200.2 feet; thence South 19° 00' West, 153 feet; thence South 9° 07' West, 100 feet; thence South 2° 23' East, 247.1 feet; thence South 28° 50' East, 484.5 feet; thence South 2° 57' East, 261 feet; thence South 17° 20' East, 370.3 feet; thence South 26° 14' East, 130.8 feet; thence South 23° 56' East, 200.6 feet; thence South 19° 05' East, 200 feet; thence South 1021.6 feet; thence West, 2659 feet to the point of beginning. Containing 756.55 acres, more or less.

Together with all water rights appurtenant thereto and a 14% interest in the waters of Moody Creek and the canals therefrom to all the reservoirs along the line of said canal to what is known as the reservoir at the headquarters of The Webster-Soule Farm, as heretofore used for culinary and irrigation purposes.

Subject to a private East and West road approximately on the Section line between Sections 10 and 15, and then to the Southeast past the Red Elevator and to the Railroad crossing near the Gale Elevator, for use of all stockholders and their successors and grantees.

Subject to County Roads as now existing; One

Please check this out

commonly called the "Bluff" Road, running diagonally through the North part of the above described tract; and the township line and the North part of Lot 4, Section 2, and Lot 1, Section 3, above township and range.

RESERVATIONS: On the ownership and use of what is commonly called the "Gale Elevator", located in the SW $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 14, above township and range, and within the boundary of the above described tract, a right of ingress and egress to, away from and around said Gale Elevator by the Gale Railroad Siding to and from all roadways heretofore and now used by The Webster-Soule Farm and its stockholders as a private road for the right of all present stockholders of The Webster-Soule Farm, their successors and grantees, to use said Gale Elevator for the storage of grain therein free of charge as heretofore used for all purposes of use.

Provided, however, that the First Party herein reserves the crop grown in the year 1944 on a part of the said described land, which part is more particularly described as follows:

Beginning at the surveyor's rock at the point of intersection of Sections 10, 11, 15 and 14, in Township 5 North, Range 40 East of the Boise Meridian, in Madison County, Idaho, and running thence southeasterly along what is known as the Air Line Road to the intersection with the Oregon Short Line Railroad right-of-way, thence Southwesterly to the west side of the planted and growing grain located thereon, which crop was planted in 1943 by said corporation, thence north to the highway running east and west and to a point directly west of said surveyor's rock, thence east to the place of beginning, containing 101 acres of land upon which a crop of wheat is growing.

TO HAVE AND TO HOLD all and singular the above mentioned and described premises, together with the appurtenances, unto the party of the second part in the manner and for the purposes herein set out and not otherwise.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed in the presence of
Henry Dietrich

THE WEBSTER-SOULE FARM, a corporation

By *Mary J. Webster*
President

C. J. Soule
Secretary

STATE OF IDAHO)
COUNTY OF MADISON) SS

On the 26 day of April, in the year 1944, before
me A. H. Starnes a notary public in and for
the County of Madison, State of Idaho, personally appeared
Mary J. Webster, known to me to be the president, and
O. P. Soule, known to me to be the secretary of the corpora-
tion that executed the within instrument, and acknowledged
to me that such corporation executed the same.

My commission expires:
Sept. 5, 1946

L. W. Starnes
NOTARY PUBLIC
in and for the State of Idaho
Residing at Rexburg, Idaho

MICROFILMED
APR 11 1994

POOR ORIGINAL

State of Idaho, } ss.
County of Madison,

Filed for Record of the Recorder of

W. H. H. H. H. H.

Book & M. No. 11

Page 26

of 26

Record of Book 155

Book No. 133

Record of the County of

Seal of the County,

W. H. H. H. H.

Record of

320

MICROFILMED
APR 11 1994