

WARRANTY DEED

For Value Received JAMES E. RIGGAN AND DEBORAH RIGGAN,
Husband and wife,

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

V. J. GREENWOOD AND BARBARA PULLIAM, both single persons,
PO Box 5 Gibbonsville ID' 83463
the grantee s, the following described premises, in Lemhi County Idaho, towit:

SEE EXHIBIT "A" ANNEXED HERETO

Subject to that certain Mortgage recorded as Instrument
No. 229904 records of Lemhi County, Id

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees ,
their heirs and assigns forever. And the said Grantor s do hereby covenant to
and with the said Grantee s, that t hey the owners in fee simple of said premises; that they
are free from all incumbrances

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

Dated: November 22, 1996

James E. Riggan Deborah Riggan
JAMES E. RIGGAN DEBORAH RIGGAN

STATE OF IDAHO, COUNTY OF Lemhi--SS
On this 22nd day of November 19 96
before me, a notary public in and for said State, personally appeared

JAMES E. RIGGAN AND
DEBORAH RIGGAN

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.

Bill Allen Notary Public
Residing at Salmon , Idaho
Comm. Expires 2-19-97

STATE OF IDAHO, COUNTY OF Lemhi
I hereby certify that this instrument was filed for record at the request of Bill Allen Riggan
at 11 minutes past 1:00 o'clock P m.,
this 24th day of December
1996, in my office, and duly recorded in Book
of Deeds at page
229904 Bill Allen Riggan
Ex-Officio Recorder
By Bill Allen Deputy.
Fees \$ 6.00
Mail to:

EXHIBIT "A"

A parcel of land located in the W 1/2, Section 30, T. 24 N., R. 22 E., Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Beginning at the NE corner of the S 1/2 SE 1/4 NW 1/4 of said Section 30, from which the S 1/4 corner of said Section 30 bears S 00° 13' 44" E a distance of 3297.07 ft., the Basis of Bearing of this description, run thence S 00° 13' 44" E along the center of said Section 30 a distance of 2010.99 ft. to a point on the centerline of Fourth of July Creek Road;

Thence the following courses and distances along said centerline;

S 70° 10' 29" W 176.23 ft.; 362.05 ft. along a curve to the right having a chord of S 79° 59' 31" W 360.28 ft., a delta of 19° 38' 03", a radius of 1056.52 ft.;

S 89° 48' 32" W 192.52 ft.; S 89° 16' 23" W 224.14 ft.;

96.05 ft. along a curve to the right having a chord of

N 78° 47' 31" W 95.36 ft, a delta of 23° 52' 12",
a radius of 230.56 ft.;

Thence leaving said centerline N 00° 13' 44" W, a distance 2119.38 ft. to a point on the northerly boundary of said S 1/2 SE 1/4 NW 1/4 of said Section 30;

Thence S 89° 56' 28" E along said boundary, a distance 1031.20 ft. to the POINT OF BEGINNING;

PARCEL CONTAINS 50.00 ACRES

The above conveyance is made free and clear of all other encumbrances except: Rights of way and easements, reservations in Federal and State deeds, or other restrictions imposed by law, building and zoning regulations of record, building and zoning regulations of any governmental unit whether of sight or of record.