

STATE OF IDAHO

Deed No. 7792
Certificate No. 19915

To All to Whom These Presents Shall Come, Greetings:

Whereas, on the 19th day of June 19 34 that tract or parcel of School of Science land of the State of Idaho, hereinafter mentioned and particularly described, was sold in the manner provided by law to

JOHN E. SMITH AND BERTHA SMITH, husband and wife as joint tenants
of Calder, State of Idaho, for the aggregate price of
Four Hundred Ninety-five and no/100 DOLLARS

And Whereas, the said sum of Four Hundred Ninety-five and no/100 DOLLARS has been fully paid to the proper receiving officer for the State of Idaho, by
JOHN E. SMITH AND BERTHA SMITH
HUSBAND AND WIFE AS JOINT TENANTS

as shown by the records in the office of the State Board of Land Commissioners, the said sum being the whole amount of the purchase price for the said tract or parcel of land hereinafter described:

Now, Know Ye, That the said State of Idaho, in pursuance of law in such case made and provided, and in consideration of the premises aforesaid, and of the aforesaid sum of
Four Hundred Ninety-five and no/100 DOLLARS

to the said State of Idaho paid, doth by these presents grant, bargain, sell, convey and confirm, in fee, unto the said
JOHN E. SMITH AND BERTHA SMITH, HUSBAND AND WIFE AS JOINT TENANTS
their heirs and assigns, all of the said tract and parcel of land situated in the County of Shoshone and State of Idaho, and described as follows, to-wit:

Lot Seven (7), Section Ten (10),
Township Forty-five (45) North,
Range Three (3), East of the
Boise Meridian, and containing
49.50 acres, more or less.

To have and to hold the said premises and parcel of land above particularly described, with the appurtenances thereon, unto the said
JOHN E. SMITH AND BERTHA SMITH, HUSBAND AND WIFE AS JOINT TENANTS
their heirs and assigns, in fee simple forever, subject to the provisions of Section 58-604, Idaho Code, which grants over all lands belonging to the state a right of way for ditches, tunnels and telephone and transmission lines, constructed by authority of the United States; and to the provisions of Section 47-701, Idaho Code, reserving to the State all Mineral rights in lands sold subsequent to the 8th day of May, 1923.

In Witness Whereof, I, Len Jordan, the Governor of the State of Idaho, have hereunto signed my name and caused the Great Seal of the State of Idaho and the Seal of the Board of Land Commissioners to be hereunto affixed, this 9th day of April, 1951 A.D.

Countersigned:

Len E. Jordan
Secretary of State.

Len Jordan
Governor of Idaho and President of
State Board of Land Commissioners.

Countersigned:

Edward Woolley
State Land Commissioner.

STATE OF IDAHO, } ss.
COUNTY OF ADA,

On this 9th day of April, in the year 1951, A.D., before me, a Notary Public in and for said State, personally appeared Len Jordan, known to me to be the Governor of the State of Idaho, and Edw. Woolley, known to me to be the Secretary of the State of Idaho, and known to me to be the Land Commissioner of the State of Idaho, who executed said instrument and acknowledged to me that such State of Idaho executed the same.

In Witness Whereof, I have hereunto set my hand and seal on the day and year last above written.

Notary Public residing at Boise, Idaho.

RECEIVED
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IDWR/NORTHERN

SCHEDULE B - SECTION 2
EXCEPTIONS - continued

10. General taxes for the year 1998, a lien in the process of assessment not yet due or payable.

11. Liens and assessments of the following district and the rights and powers thereof as provided by law, for which we find no delinquencies of record.

District: CALDER WATER AND SEWER DISTRICT

12. Reservations contained in Deed:

From: The State of Idaho

To: John E. Smith and Bertha Smith, husband and wife

Dated: June 19, 1934

Recorded: April 24, 1954

Instrument No.: Book 85, of Deeds, Page 192

As Follows: A right of way for ditches, tunnels, and telephone and transmission lines

13. Reservations contained in Deed:

From: Mildred K. Siegel, a single woman and
Muriel M. Siegle, a single woman, and
Elizabeth E. Mabbutt, a widow

To: Mark S. Edminster, a single man

Dated: March 15, 1975

Recorded: August 3, 1979

Instrument No.: 280402

As Follows: Reserving a one-third interest in the water flow and well (drilled and steel cased) together with a 15-foot wide easement running from the property being retained by the Grantors to the well for ingress and egress for laying and maintaining water lines. Said one-third interest shall benefit and run with the property being retained by the Grantors.

14. Deed of Trust dated March 18, 1997 to secure an indebtedness in the principal sum of \$28,969.60,

Recorded: March 20, 1997

Instrument No.: 376656

Grantor: George Boggs and Patricia Boggs,
husband and wife

Trustee: United States National Bank of Oregon

Beneficiary: U.S. Bank of Idaho

Affects: Portion of real estate described

END OF SCHEDULE "B" EXCEPTIONS

EXHIBIT "A"

All of the Government Lot 7, Section 10, Township 45 North, Range 3 East of the Boise Meridian, Shoshone County, State of Idaho, which lies South of the St. Maries-Avery County Road Right of Way

EXCEPTING therefrom a tract of land lying in Lot 7, Section 10, Township 45 North, Range 3 East Boise Meridian, Shoshone County, State of Idaho, and being more particularly described as follows

Using and astronomic meridian and beginning at Corner No. 1, a drill steel set at the base of a fence post on the south edge of the St. Maries - Avery county road, from whence the North quarter section corner of said Section 10 bears North 5°00'51" West, 1,407.99 feet distant; thence South 15°29'42" West on and along a fence line, 275.79 feet distant to Corner No. 2, a drill steel; thence South 87°20'40" West 49.64 feet distant to Corner No. 3, identical with an existing pipe property corner; thence North 1°26'33" West, 261.25 feet distant to Corner No. 4, a point on the South edge of said county road; thence North 86°57'37" East, 130.02 feet distant to Corner No. 1, the place of beginning.

EXCEPT All minerals in or under said land including but not limited to metals, oil, gas, coal, stone, and mineral rights, mining rights, and easement rights or other matters relating thereto whether expressed or implied.

DO NOT PUT ON
DEED OR MORTGAGE

This sketch is furnished without charge solely for the purpose of assisting in locating said premises and the Company assumes no liability for inaccuracies therein.