

Barg, Jonie

Updated

From: Callison, Jenny <Jenny.Callison@idahoagcredit.com>
Sent: Wednesday, February 16, 2022 2:31 PM
To: Barg, Jonie
Cc: Robertson, Avery
Subject: Michael Vaughan IDWR
Attachments: Recorded Release of Mortgage 1 Mortgage.pdf; Recorded Release of Mortgage.pdf; Recorded Partial Satisfaction of Mortgage.pdf; Recorded Partial Release of Mortgage.pdf

Hi Jonie,

The Real Estate Mortgage has been released and Idaho AgCredit, and its wholly owned subsidiaries Idaho AgCredit FLCA and Idaho AgCredit PCA, hereby releases all security interest in water right #29-2366, 29-13812 & 29-10077, previously owned by Michael and Shelley Vaughan. If you have any questions, please give me a call.

Thank you!



Jenny Callison

Idaho AgCredit
PO Box 985
Blackfoot, ID 83221
Office: 208-785-1510

Click on the link below to upload files

<https://www.idahoagcredit.com/fileupload.html>

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Partial Release of Real Estate Mortgage

KNOW ALL MEN BY THESE PRESENTS, That the undersigned **Idaho AgCredit, PCA** wholly owned subsidiaries of Idaho AgCredit, ACA, an Idaho corporation (hereinafter "Association"), fka Idaho Agricultural Credit Association, organized and existing under the laws of the United States of America, with its principal office at **188 West Judicial, Blackfoot, Idaho 83221**, and the owner and holder of those certain mortgages described below and dated as shown, executed by **Michael Vaughan, aka Mike Vaughan, aka Michael W. Vaughan, aka Michael William Vaughan and Shelley Vaughan, aka Shelley Dawn Vaughan, aka Shelly Dawn Vaughan, husband and wife**, and recorded in the office of the County Recorder of Bannock County, State of Idaho, on the dates shown and recorded with the file numbers as shown, for value received, does hereby release and discharge from the lien of said mortgages, the following described portion of the mortgaged property, situated in the County of Bannock, State of Idaho, to wit:

LEGAL DESCRIPTION:

TOWNSHIP 11 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO:

SECTION 18: E $\frac{1}{2}$ W $\frac{1}{2}$, W $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$
SECTION 7: SE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPT THEREOF:

**PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 11 SOUTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BANNOCK COUNTY,
IDAHO DESCRIBED AS FOLLOWS:**

BEGINNING AT A POINT THAT IS N 89°00'50" W 635.11 FEET ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 7 AND RUNNING THENCE S 46°35'18" W 943.97 FEET TO THE EAST LINE OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 11 SOUTH, RANGE 37 EAST OF BOISE MERIDIAN, BANNOCK COUNTY, IDAHO; THENCE N 00°01'18" W 660.54 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SECTION 7; THENCE S 89°00'50" E 686.09 FEET TO THE POINT OF BEGINNING.

Following Mortgages or other Instruments to be affected by this partial release:

<u>Date of Instrument</u>	<u>Date of Filing</u>	<u>File No.</u>	<u>Type of Instrument</u>
February 3, 2020	February 5, 2020	22002158	Real Estate Mortgage

This partial release shall not impair the lien of said mortgage as to the remainder of the property therein described and not hereby released.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officer and its corporate seal to be hereunto affixed this 25 day of August, 2021.

IDAHO AGCREDIT, PCA
By Katie Wallace
Katie Wallace, Vice President
(Authorized Signature and Title)

ACKNOWLEDGEMENT

STATE OF IDAHO)
)ss.
County of Bingham)

On this 25 day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Katie Wallace, known to me to be the Vice President, of the corporation that executed the instrument, or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

Notary Public for the State of Idaho
Residing at Shelley, ID
My Commission Expires: 10/10/23



First American Title - Pocatello

21813285

2018 Sep 11 PM 03:16

Electronically Recorded by Simplifile

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
223 North 15th Avenue
Pocatello, ID 83201

Space Above This Line for Recorder's Use Only

PARTIAL SATISFACTION OF MORTGAGE

The undersigned Mortgagee is the legal owner and holder of the Mortgage for the total sum of **\$175,250.00**, and all other indebtedness secured by Mortgage dated June 10, 2016, made by Michael Vaughan, aka Michael W. Vaughan, aka Michael William Vaughan and Shelley Vaughan, aka Shelley Dawn Vaughan, husband and wife to Idaho AgCredit, PCA recorded June 23, 2016 and re-recorded April 6, 2018, as Instrument No. 21608424 and re-recorded as Instrument No. 21804775, in the records of Bannock County, Idaho.

I hereby release that portion of the property described in said Mortgage, situated in Bannock County, Idaho, described as: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

Dated: September 07, 2018

By:

 CCO
Authorized Signor/Authorized Title

STATE OF Idaho)
COUNTY OF Bingham)
SS.

On this 11 day of **September, 2018**, before me, a Notary Public in and for said State, personally appeared Adam Jensen, known or identified to me, to be the CCO of the Corporation that executed the instrument or the person who executed the instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.

AVERY ROBERTSON
Notary Public
State of Idaho

Avery Robertson
Notary Public of Idaho
Residing at: Blackfoot
Commission Expires: 10/10/2023

EXHIBIT A

A RECTANGULAR STRIP OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, BEING A PORTION OF THE LAND DESCRIBED IN THE RECORDS OF BANNOCK COUNTY, IDAHO, LYING ON THE EAST SIDE OF CHERRY CREEK ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 37 EAST, BOISE MERIDIAN, SAID POINT BEING MARKED BY A 2" DIAMETER ALUMINUM CAP, STAMPED LS 10342, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00°09'42" WEST (BASIS OF BEARING PER THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM) ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 8, A DISTANCE OF 2664.43 FEET, TO THE CENTER 1/4 CORNER OF SECTION 8; THENCE NORTH 89°49'57" WEST ALONG THE LATITUDINAL CENTERLINE OF SECTION 8, A DISTANCE OF 18.14 FEET, TO A POINT THAT IS 25 FEET EASTERLY, PERPENDICULAR DISTANCE FROM THE CENTERLINE OF CHERRY CREEK ROAD, SAID POINT BEING MARKED WITH A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED LS-10342; THENCE SOUTH 01°17'08" WEST PARALLEL WITH AND 25 FEET EASTERLY FROM THE CENTERLINE OF CHERRY CREEK ROAD, A DISTANCE OF 1237.80 FEET, SAID POINT BEING MARKED WITH A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED LS-10342; THENCE SOUTH 02°14'59" WEST, PARALLEL WITH AND 25 FEET EASTERLY FROM THE CENTERLINE OF CHERRY CREEK ROAD, A DISTANCE OF 1427.18 FEET, TO A POINT ON THE LATITUDINAL CENTERLINE OF SECTION 8, SAID POINT BEING MARKED WITH A 1/2" DIAMETER IRON PIN WITH A PLASTIC CAP INSCRIBED LS-10342; THENCE SOUTH 89°31'21" EAST, ALONG SAID LATITUDINAL CENTERLINE, A DISTANCE OF 109.45 FEET TO THE TRUE POINT OF BEGINNING.

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned **Idaho AgCredit, PCA**, wholly owned subsidiary of Idaho AgCredit, ACA, an Idaho corporation (hereinafter "Association"), fka Idaho Agricultural Credit Association, organized and existing under the laws of the United States of America, with its principal office at **188 West Judicial, Blackfoot, Idaho 83221**, does hereby certify and declare that the following described Mortgage made and executed by **MICHAEL VAUGHAN, aka MIKE VAUGHAN, aka MICHAEL W. VAUGHAN, aka MICHAEL WILLIAM VAUGHAN, and SHELLEY VAUGHAN, aka SHELLEY DAWN VAUGHAN**, husband and wife, as Mortgagor to Association as Mortgagee, is hereby released and discharged:

<u>Type of Instrument</u>	<u>Date of Instrument</u>	<u>Date of Filing</u>	<u>County</u>	<u>State</u>	<u>Instrument No.</u>
Real Estate Mortgage	June 10, 2016	June 23, 2016	Bannock	ID	21608242
Real Estate Mortgage	March 22, 2018	April 6, 2018	Bannock	ID	21804776

IN WITNESS WHEREOF, the said Association has caused these presents to be executed and its corporate seal to be hereunto affixed by its proper officer thereunto duly authorized, this 25th day of August 2021.

IDAHO AGCREDIT, PCA

BY: Katie Wallace
Katie Wallace, Vice President

(Authorized Signature and Title)

ACKNOWLEDGEMENT

STATE OF IDAHO)

)ss.

County of Bingham)

On this 25th day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Katie Wallace known to me to be the Vice President of the Corporation that executed the within instrument, or the person who executed the instrument on behalf of said corporation and acknowledged to me that such Corporation executed the same.

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

Avery Robertson
Notary Public for the State of Idaho
Residing at: Blackfoot, Idaho Shelley, ID AP
My Commission Expires: 10-10-2023



Instrument # 22119237
Bannock County, Pocatello, Idaho
08/25/2021 02:22:24 PM No. of Pages: 1
Recorded for: FIRST AMERICAN TITLE - POCATELLO
Jason C. Dixon Fee: \$15.00
Deputy jmcDonald
Electronically Recorded

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned Idaho AgCredit, FLCA, wholly owned subsidiary of Idaho AgCredit, ACA, an Idaho corporation (hereinafter "Association"), fka Idaho Agricultural Credit Association, organized and existing under the laws of the United States of America, with its principal office at 188 West Judicial, Blackfoot, Idaho 83221, does hereby certify and declare that the following described Mortgage made and executed by MICHAEL VAUGHAN, aka MICHAEL W. VAUGHAN, aka MICHAEL WILLIAM VAUGHAN, and SHELLEY VAUGHAN, aka SHELLEY DAWN VAUGHAN, husband and wife, as Mortgagor to Association as Mortgagee, is hereby released and discharged:

<u>Type of Instrument</u>	<u>Date of Instrument</u>	<u>Date of Filing</u>	<u>County</u>	<u>State</u>	<u>Instrument No.</u>
Real Estate Mortgage	October 31, 2012	October 31, 2012	Bannock	ID	21218798

IN WITNESS WHEREOF, the said Association has caused these presents to be executed and its corporate seal to be hereunto affixed by its proper officer thereunto duly authorized, this 25th day of August 2021.

IDAHO AGCREDIT, FLCA

BY: Katie Wallace
Katie Wallace, Vice President
(Authorized Signature and Title)

ACKNOWLEDGEMENT

STATE OF IDAHO)

County of Bingham)ss.
)

On this 25th day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Katie Wallace known to me to be the Vice President of the Corporation that executed the within instrument, or the person who executed the instrument on behalf of said corporation and acknowledged to me that such Corporation executed the same.

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

Avery Robertson
Notary Public for the State of Idaho
Residing at: Blackfoot, Idaho Shelley, FO AC
My Commission Expires: 10-10-2023

