

Case No. 76206 LT

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

TWIN FALLS COUNTY
RECORDED FOR:
TITLEFACT, INC.
02:37:22 PM 10-25-2021
2021025206
NO. PAGES 1 FEE: \$15.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: SB
Electronically Recorded by Simplifile

WARRANTY DEED

FOR VALUE RECEIVED **SHANNON D. MERCER and ATHENA L. MERCER, husband and wife, as joint tenants with right of survivorship**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **SHANNON KAY HIMBERT and JONATHAN DAVID HIMBERT, wife and husband**, hereinafter called Grantee, whose address is: 2226 East 4000 North, Filer, ID 83328, the following described premises in Twin Falls County, Idaho; to-wit:

Township 10 South, Range 16 East of the Boise Meridian, Twin Falls County, Idaho
Section 5: A parcel of land within the Southeast Quarter of the Southwest Quarter described as follows:
COMMENCING at the Southwest corner of said Southeast Quarter of the Southwest Quarter of said Section and said corner being the TRUE POINT OF BEGINNING;
THENCE North 248.40 Feet;
THENCE East 195 Feet;
THENCE South 248.40 Feet;
THENCE West 195 Feet to the TRUE POINT OF BEGINNING.
SUBJECT TO 25 foot County Road Easement along the South property line.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except as described above; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: October 21, 2021


SHANNON D. MERCER

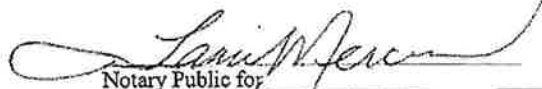

ATHENA L. MERCER

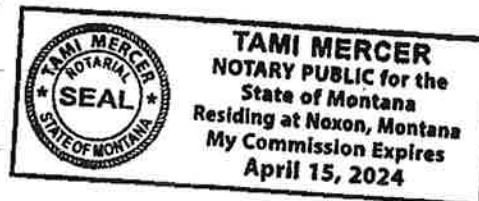
* * * * *

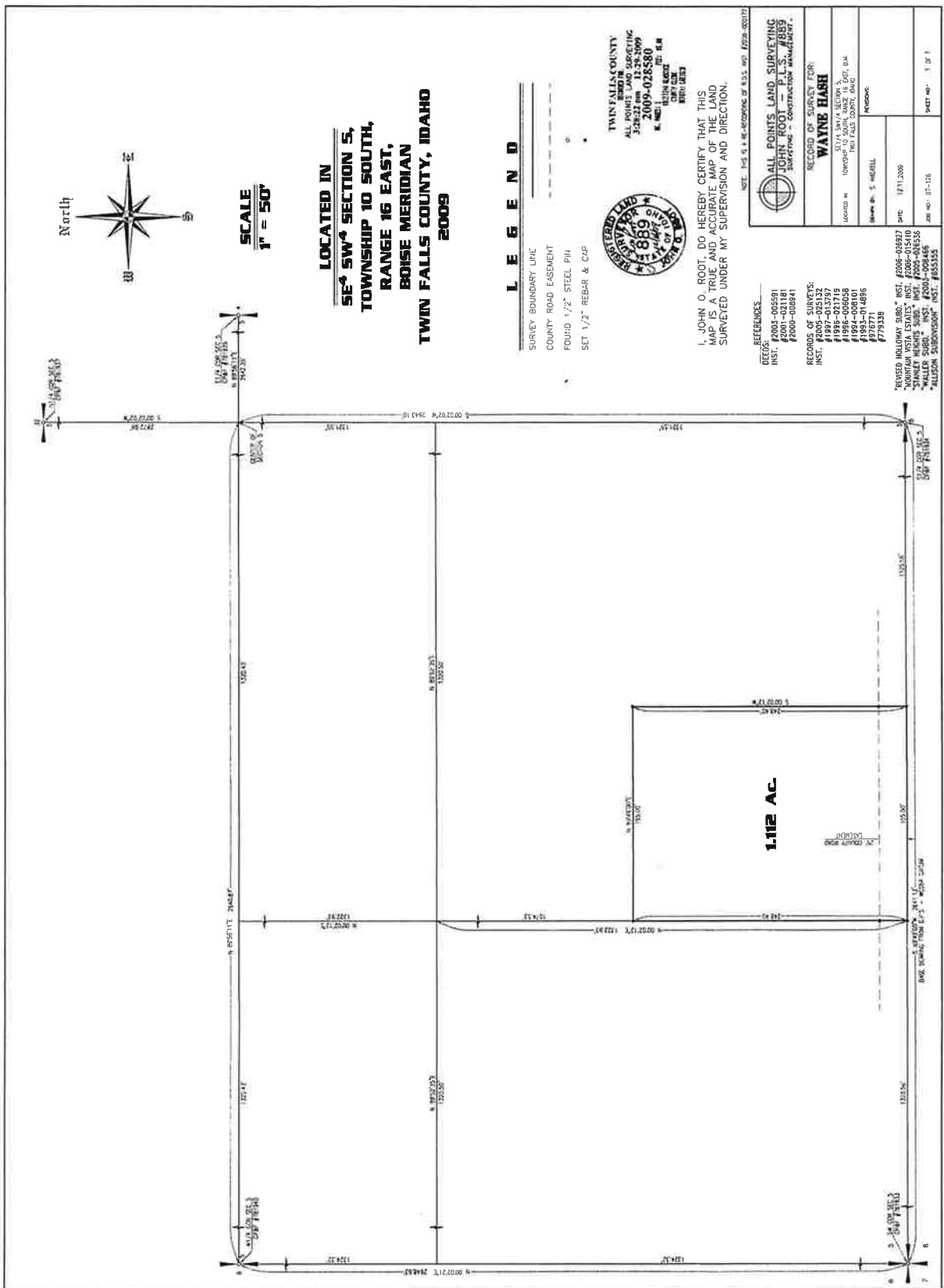
STATE OF MT
County of Sanders

On this 22 day of October 2021, before me, a Notary Public in and for said State, personally appeared **SHANNON D. MERCER and ATHENA L. MERCER**, known or identified to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

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


Notary Public for
Residing at Noxon MT
Commission expires 4-15-2024





LOCATED IN
**SE 1/4 SW 1/4 SECTION 5,
 TOWNSHIP 10 SOUTH,
 RANGE 16 EAST,
 BOISE MERIDIAN
 TWIN FALLS COUNTY, IDAHO
 2009**

**SCALE
 1" = 50'**

LEGEND

- SURVEY BOUNDARY LINE
- COUNTY ROAD EASEMENT
- FOUND 1/2" STEEL PIN
- SET 1/2" REBAR & CAP



TWIN FALLS COUNTY
 ALL POINTS LAND SURVEYING
 328 S. 2ND ST. SUITE 100
 TWIN FALLS, IDAHO 83401
 2009-028580
 E. HERSH
 LICENSED SURVEYOR
 IDAHO 889
 EXPIRES 12/31/2010

I, JOHN O. ROOT, DO HEREBY CERTIFY THAT THIS
 MAP IS A TRUE AND ACCURATE MAP OF THE LAND
 SURVEYED UNDER MY SUPERVISION AND DIRECTION.

NOTE: THIS IS A RE-CORRECTION OF 8355, MAP #028-00012

REFERENCES

DEEDS
 INST. #2003-005591
 #2001-021181
 #2000-008941

RECORDS OF SURVEYS

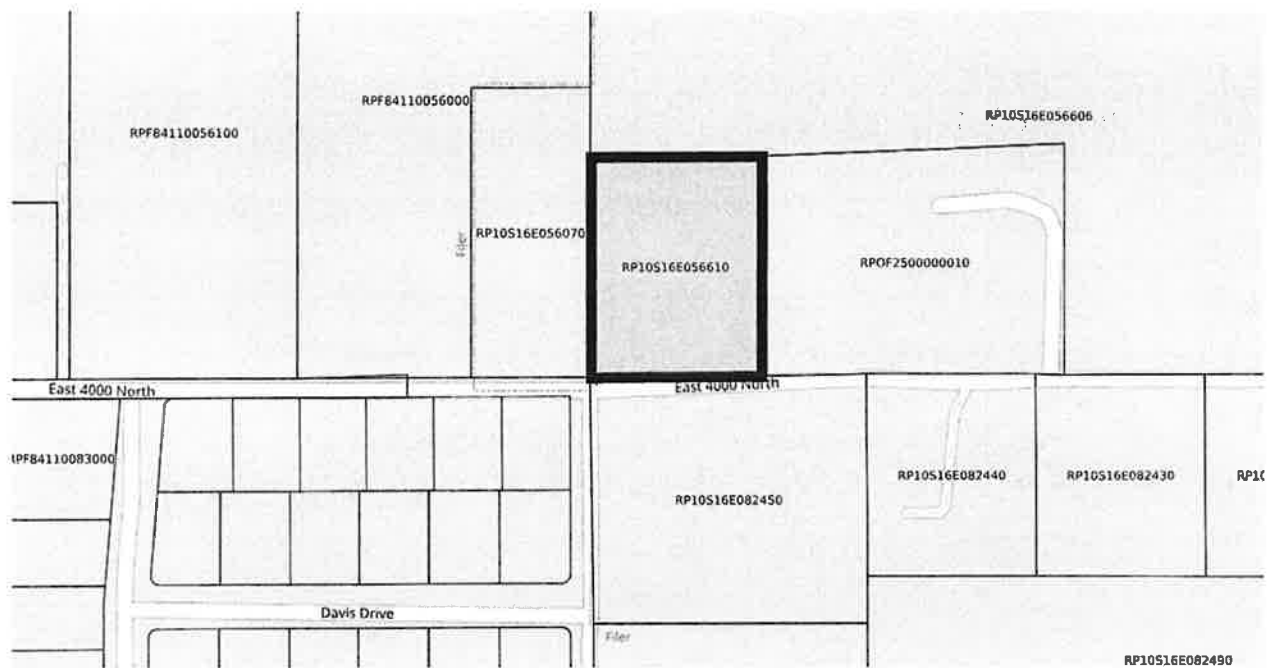
INST. #2005-025132
 #1999-021719
 #1998-008058
 #1998-008058
 #1993-014895
 #775771
 #775339

"BENSEN MALOWAY SUBD." INST. #2006-026927
 "MOUNTAIN STATE ESTATES" INST. #2006-015410
 "MOUNTAIN STATE ESTATES" INST. #2006-015410
 "WALLER SUBD." INST. #2003-008444
 "ALLISON SUBDIVISION" INST. #855355

ALL POINTS LAND SURVEYING
JOHN ROOT - P.L.S. #889
SURVEYING - CONSTRUCTION AND PLANNING

RECORD OF SURVEY FOR
WAYNE HERSH

LOCATED IN	TOWNSHIP 10 SOUTH, RANGE 16 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO
Survey By	S. HERSH
DATE	12/1/2009
MAP NO.	02-125
SHEET NO.	1 OF 1





IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

December 10, 2021

JONATHAN DAVID HIMBERT
SHANNON KAY HIMBERT
2226 E 4000 N
FILER ID 83328-5208

Re: Change in Ownership for Water Right No(s): 47-13810

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 293-9912.

Sincerely,

Tyler Wallace
Engineer Intern

Enclosure(s)

Cc: TITLEFACT, INC, Twin Falls File #76206



TitleFact

a land title company

IDWR
650 ADDISON AVE WEST
SUITE 500
TWIN FALLS ID 83301-5858

RECEIVED

NOV 01 2021

DEPT OF WATER RESOURCES
SOUTHERN REGION

October 28, 2021

File No. 76206
RE: MERCER / HIMBERT
2226 EAST 4000 NORTH, FILER ID 83328
47-13810

Enclosed, please find the following:

- Our check No.94138 in the amount of **\$25.00**
- Original Request for Transfer
- Copy of Map / Plat
- Copy of Warranty Deed

If you have any questions, please contact **LEA TAYLOR** at TitleFact, Inc., at (208) 733-3821.

Sincerely,
TITLEFACT, INC.
Mandy Claborn for
Lea Taylor
Escrow Officer

T.W. Stivers
Richard B. Stivers
R. Todd Blass

163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

Phone (208) 733-3821
Fax (208) 734-2940
Toll Free (800) 733-3850

Lea Taylor

From: Mark Nelson <mark@willowrealestategroup.com>
Sent: Monday, October 25, 2021 4:06 PM
To: Lea Taylor
Subject: Re: 2226 E 4000 N,

715135128

Mark R. Nelson
Willow Realty Group, LLC
208.308.1892

Veteran Housing Specialist



If you are a former or current military, active or retired
law enforcement, firefighter, teacher, healthcare worker
or first responder call me for details when you buy or sell with Willow Realty Group.

On Oct 25, 2021, at 16:04, Lea Taylor <ltaylor@titlefact.com> wrote:

Here you go. What's your account number and I'll get it deposited.

Thank you!

<image004.jpg>

Lea Taylor

Escrow Officer

PO Box 486

163 4th Avenue North

Twin Falls, ID 83301

www.titlefact.com

Phone: 208-733-3821

Fax: 208-734-2940

ltaylor@titlefact.com

<image003.jpg>

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

From: Mark Nelson <mark@willowrealestategroup.com>
Sent: Monday, October 25, 2021 4:00 PM
To: Lea Taylor <ltaylor@titlefact.com>; mandi@bhhsidahohomes.com
Subject: 2226 E 4000 N,