



Instrument # 462425
RIGBY, JEFFERSON, IDAHO
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Recorded for: ALLIANCE TITLE - RIGBY OFFICE
COLLEEN C POOLE Fee: \$15.00
Ex-Officio Recorder Deputy: LK
Index To: WARRANTY DEED
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RECEIVED

AUG 23 2021

Department of Water Resources
Eastern Region

WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:546696

FOR VALUE RECEIVED

Nest Egg Investments, LLC, an Idaho Limited Liability Company

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

Rigby 191, LLC, a Utah Limited Liability Company

whose current address is **11657 Sunset Hills Dr, American Fork, UT 84003**

the grantee(s), the following described premises, in Jefferson County, Idaho, TO WIT:

SEE ATTACHED

Together with One (1) Share of Harrison Canal Water.

Grantor reserves unto itself those certain ground water right nos. 25-14417 and 25-14419, as identified in the records of the Idaho Department of Water Resources.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: April 7, 2021

Nest Egg Investments, LLC

by Aaron K. McCracken, member

by R. Alicia McCracken, member

State of Idaho } ss

County of Bonneville

On this 13 day of April, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Aaron K. McCracken and R. Alicia McCracken known or identified to me to be the Managing Member in the Limited Liability Company known as Nest Egg Investments LLC who executed the foregoing instrument in said LLC name.

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:

Commission Expires: 1/8/26



EXHIBIT "A"

546696

A Parcel of land situated in Jefferson County, State of Idaho, Township 4 North, Range 38 East of the Boise Meridian, Section 35; Beginning at the Northeast corner of said Section 35;

Thence South 00°02'33" West for a distance of 2648.02 feet to the East Quarter (E¼) corner of said Section 35;

Thence North 00°02'33" East along the East line of said Section 35 for a distance of 17.00 feet to the True Point of Beginning.

Thence South 89°40'52" West along an existing fence line for a distance of 1230.03 feet;

Thence North 00°02'33" East for a distance of 205.50 feet;

Thence South 89°55'22" East for a distance of 1230.00 feet to the East line of said Section 35;

Thence South 00°02'33" West for a distance of 197.00 feet to the True Point of Beginning.