

First American Title - Pocatello

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WHEN RECORDED MAIL TO:

Randall C. Budge
Racine Olson Nye Budge & Bailey, Chrd.
P.O. Box 1391
Pocatello, Idaho 83204

FA554925
WARRANTY DEED

<u>Grantor</u>	<u>Grantee</u>
James K. Guthrie and Carol Ann Guthrie, husband and wife	City of Inkom, whose address is 365 Rapid Creek Road, Inkom, Idaho 83245

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the Grantors hereby sell and forever transfer the following parcels of real property located in Bannock County, Idaho (the "Property") to the Grantee, including the Grantors' right, title and interest therein:

PARCEL 1:

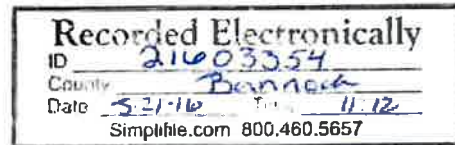
A PORTION OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO. A PORTION OF THE LAND OF GUTHRIE PER WARRANTY DEED RECORDED MAY 31, 1990 AS INSTRUMENT NO. 90006838, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, MONUMENTED BY AN ALUMINUM CAP PLS 843 THENCE RUNNING ALONG THE NORTH SECTION LINE THEREOF NORTH 89°51'15" EAST 1345.54 FEET TO A 5/8" REBAR AND LS CAP SET AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SOUTH 0°41'17" WEST 1324.04 FEET TO A 5/8" REBAR AND LS CAP SET AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE TRUE POINT OF BEGINNING. THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SOUTH 0°41'17" WEST 37.23 FEET TO A 1/2" REBAR AND LS CAP SET ON THE SOUTH LINE OF THE OREGON SHORTLINE RAILROAD RIGHT-OF-WAY; THENCE ALONG THE SOUTH LINE OF THE OREGON SHORTLINE RAILROAD SOUTH 67°06'35" EAST 685.57 FEET TO A 1/2" REBAR AND LS CAP; THENCE ALONG THE PROJECTION OF A RACE TRACK FENCE BEING 1 FOOT WEST THERE OF SOUTH 9°14'05" WEST 1343.16 FEET TO A 1/2" REBAR AND LS CAP SET ON THE NORTH BANK HIGH WATER MARK OF THE PORTNEUF RIVER; THENCE ALONG THE NORTH BANK HIGH WATER MARK MEANDER LINE OF THE PORTNEUF RIVER THE FOLLOWING COURSES; NORTH 85°24'24" WEST 128.54 FEET; SOUTH 42°39'10" WEST 180.84 FEET; SOUTH 50°02'12" WEST 101.13 FEET; SOUTH 65°02'43" WEST 71.12 FEET; SOUTH 82°07'41" WEST 42.65 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE LEAVING SAID HIGH WATER MEANDER LINE NORTH 0°22'03" EAST 529.21

WARRANTY DEED- 1

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PARCEL 1:

A PORTION OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO. A PORTION OF THE LAND OF GUTHRIE PER WARRANTY DEED RECORDED MAY 31, 1990 AS INSTRUMENT NO. 90006838, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, MONUMENTED BY AN ALUMINUM CAP PLS 843 THENCE RUNNING ALONG THE NORTH SECTION LINE THEREOF NORTH 89°51'15" EAST 1345.54 FEET TO A 5/8" REBAR AND LS CAP SET AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SOUTH 0°41'17" WEST 1324.04 FEET TO A 5/8" REBAR AND LS CAP SET AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE TRUE POINT OF BEGINNING. THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SOUTH 0°41'17" WEST 37.23 FEET TO A 1/2" REBAR AND LS CAP SET ON THE SOUTH LINE OF THE OREGON SHORTLINE RAILROAD RIGHT-OF-WAY; THENCE ALONG THE SOUTH LINE OF THE OREGON SHORTLINE RAILROAD SOUTH 67°06'35" EAST 685.57 FEET TO A 1/2" REBAR AND LS CAP; THENCE ALONG THE PROJECTION OF A RACE TRACK FENCE BEING 1 FOOT WEST THERE OF SOUTH 9°14'05" WEST 1343.16 FEET TO A 1/2" REBAR AND LS CAP SET ON THE NORTH BANK HIGH WATER MARK OF THE PORTNEUF RIVER; THENCE ALONG THE NORTH BANK HIGH WATER MARK MEANDER LINE OF THE PORTNEUF RIVER THE FOLLOWING COURSES; NORTH 85°24'24" WEST 128.54 FEET; SOUTH 42°39'10" WEST 180.84 FEET; SOUTH 50°02'12" WEST 101.13 FEET; SOUTH 65°02'43" WEST 71.12 FEET; SOUTH 82°07'41" WEST 42.65 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE LEAVING SAID HIGH WATER MEANDER LINE NORTH 0°22'03" EAST 529.21

FEET TO A 1/2" REBAR AND LS CAP AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SOUTH 89°56'20" WEST 367.20 FEET TO THE NORTH BANK HIGH WATER MEANDER LINE OF THE PORTNEUF RIVER; THENCE ALONG THE NORTH BANK HIGH WATER MARK MEANDER LINE OF THE PORTNEUF RIVER THE FOLLOWING COURSES: NORTH 17°29'30" EAST 245.20 FEET; NORTH 18°46'35" WEST 237.36 FEET; NORTH 9°00'23" EAST 81.36 FEET; NORTH 35°04'13" WEST 189.52 FEET; NORTH 89°03'02" WEST 163.37 FEET; NORTH 66°31'10" WEST 227.14 FEET; NORTH 77°00'06" WEST 99.98 FEET; NORTH 84°46'24" WEST 70.03 FEET; NORTH 22°13'05" WEST 25.91 FEET; NORTH 21°10'03" EAST 59.45 FEET; NORTH 51°20'44" EAST 95.27 FEET; SOUTH 58°21'57" EAST 87.38 FEET; SOUTH 85°32'21" EAST 23.76 FEET; NORTH 59°43'16" EAST 78.43 FEET; NORTH 10°19'57" EAST 45.83 FEET; NORTH 1°45'55" EAST 172.94 FEET; NORTH 30°24'22" WEST 85.26 FEET; NORTH 75°40'54" WEST 89.74 FEET; SOUTH 73°50'43" WEST 191.60 FEET; SOUTH 53°01'43" WEST 256.03 FEET; NORTH 78°03'39" WEST 44.01 FEET; NORTH 16°09'04" WEST 43.86 FEET; NORTH 16°47'07" EAST 68.34 FEET; NORTH 35°59'15" EAST 129.08 FEET; NORTH 3°11'04" WEST 99.47 FEET; NORTH 25°04'38" WEST 72.87 FEET; NORTH 52°00'20" WEST 147.16 FEET; NORTH 23°24'06" EAST 55.10 FEET; NORTH 88°32'27" EAST 71.58 FEET; NORTH 59°15'39" EAST 45.25 FEET; NORTH 9°43'45" EAST 55.12 FEET; NORTH 19°27'57" WEST 43.68 FEET; NORTH 52°30'55" WEST 58.65 FEET; NORTH 73°55'19" WEST 309.43 FEET; NORTH 87°53'42" WEST 65.94 FEET; SOUTH 76°13'34" WEST 76.40 FEET; SOUTH 57°51'20" WEST 153.27 FEET; NORTH 29°46'50" WEST 32.56 FEET; NORTH 2°18'26" EAST 133.46 FEET; NORTH 33°24'28" WEST 202.69 FEET; NORTH 30°02'26" EAST 81.25 FEET; NORTH 0°21'15" WEST 39.95 FEET TO A 1/2" REBAR AND LS CAP SET ON THE SOUTH LINE OF THE OREGON SHORLLINE RAILROAD RIGHT-OF-WAY; THENCE LEAVING THE HIGH WATER MEANDER LINE ALONG SAID OREGON SHORTLINE RAILROAD RIGHT-OF-WAY SOUTH 67°06'35" EAST 2122.04 FEET TO A 1/2" REBAR AND LS CAP SET ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG SAID EAST LINE SOUTH 0°41'17" EAST 16.77 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF THE LANDS OF GUTHRIE PER WARRANTY DEED RECORDED MAY 31, 1990 AS INSTRUMENT NO. 90006838, BANNOCK COUNTY IDAHO. SECTION 28, TOWNSHIP 7 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28 MONUMENTED BY AN ALUMINUM CAP PLS 843 THENCE RUNNING ALONG THE EAST SECTION LINE THEREOF SOUTH 0°42'47" WEST 739.24 FEET TO A POINT ON THE SOUTH LINE OF THE OREGON SHORTLINE RAILROAD RIGHT-OF-WAY; THENCE NORTH 67°06'35" WEST 902.04 FEET TO A 1/2" REBAR AND LS CAP SET ON THE NORTH BANK OF THE PORTNEUF RIVER HIGH WATER MEANDER LINE AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTH BANK OF THE PORTNEUF RIVER HIGH WATER MEANDER LINE SOUTH 54°39'24" WEST 97.69 FEET; THENCE CONTINUING ALONG SAID NORTH BANK SOUTH 87°01'38" WEST 79.63 FEET; THENCE NORTH 0°37'10" EAST 127.29 FEET TO A 1/2" REBAR AND LS CAP SET ON THE SOUTH LINE OF THE OREGON SHORTLINE RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID OREGON SHORTLINE RAILROAD RIGHT-OF-WAY SOUTH 67°06'35" EAST 171.33 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH a permanent Easement for ingress and egress to the Property from Old U.S. Highway 91 for the City, its officers, personnel, agents, employees, contractors, subcontractors and utility personnel.

TOGETHER WITH 1.0 cfs of water right No. 29-11732, but none other.

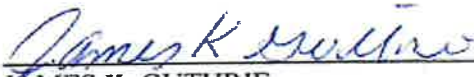
TOGETHER WITH AND INCLUDING any and all fixtures and improvements, all other, appurtenances, tenements, and hereditaments, and any and all rents, issues, and profits that relate or otherwise pertain to the foregoing parcels of real property.

TO HAVE AND TO HOLD the foregoing parcels of real property unto the Grantee and its successors and assigns forever.

Grantor does hereby covenant with and warrant the Grantee that Grantor is lawfully seized in fee simple of the Property, has good right and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

SUBJECT TO taxes, levies, and assessments for the current year not yet due and payable and the following items: discrepancies, conflicts in boundary lines, shortage in area, encroachments, easements, right of ways, boundary line agreements, development agreements, water supply agreements, plats, covenants, conditions, restrictions, reservations, all zoning, building and use laws or restrictions; along with any state of facts that an accurate survey or inspection of the Property would show.

IN WITNESS WHEREOF, the Grantors hereunto set their hands this 21 day of March, 2016.


JAMES K. GUTHRIE


CAROL ANN GUTHRIE

STATE OF IDAHO

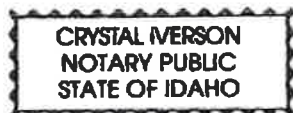
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: ss

County of Bannock

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On the 21 day of March, 2016, before me, a Notary Public, personally appeared James K. Guthrie and Carol Ann Guthrie, husband and wife, known or identified to me to be the persons who executed the foregoing Warranty Deed, and duly acknowledged to me that they executed the same.



Crystal Iverson
NOTARY PUBLIC FOR IDAHO
Residing at: Pocatello, ID
My Commission Expires: 4/23/22