

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
241 S Main Street Suite 1
Soda Springs, ID 83276

Instrument # 206055

CARIBOU COUNTY, IDAHO
11-25-2020 13:35:38 No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE CO, INC - SODA SPRINGS
Denise Horsley Fee: \$15.00
Ex-Officio Recorder Deputy *Lisha Young*
Index to: WARRANTY DEED

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **941400SOD (ku)**

Date: **November 19, 2020**

For Value Received, **Randolph Seed also known as Randolph W. Seed and Deborah Seed also known as Deborah C. Seed, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **KO Land & Livestock LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **PO Box 1697, Eagle, ID 83616**, the following described premises, situated in **Caribou County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to 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 said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

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Soda Springs, ID 83276

E-RECORDED

simplifile®

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County: Caribou Co., Idaho
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TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to 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 said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 11/19/2020

Warranty Deed
- continued

File No.: 947400SOD (ku)

Randolph W. Seed
Randolph W. Seed

Deborah Seed
Deborah Seed

STATE OF California)
COUNTY OF _____)
ss.

See Required California Acknowledgment

On this _____ day of November, 2020, before me, a Notary Public in and for said State, personally appeared **Randolph W. Seed and Deborah Seed**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Notary Public for the State of California
Residing at: _____
My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

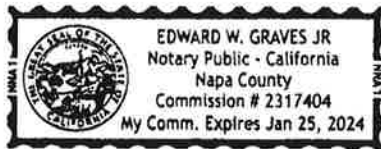
County of Napa

On November 19, 2020 before me, EDWARD W. GRAVES JR Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Randolph W. Seed. and
Name(s) of Signer(s)

Deborah Seed.

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Edward W. Graves Jr

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: November 19, 2020 Number of Pages: 3

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: Randolph W Seed Signer's Name: Deborah Seed

☐ Corporate Officer – Title(s): _____ ☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact ☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer is Representing: _____ Signer is Representing: _____

EXHIBIT A

Parcel I:

Township 10 South, Range 39 East of the Boise Meridian, Caribou County, Idaho:

Section 1: NW $\frac{1}{4}$ SW $\frac{1}{4}$.

Section 2: S $\frac{1}{2}$ SE $\frac{1}{4}$.

Section 10: S $\frac{1}{2}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$.

Section 11: NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$.

Sections 10 and 11: Beginning at the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, and running

Thence South 330 feet;

Thence In a Southwesterly direction 5280 feet, more or less, to a point 330 feet North of the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10;

Thence North 990 feet;

Thence East 5280 feet, to the Point of Beginning.

Parcel II:

Township 10 South, Range 39 East of the Boise Meridian, Caribou County, Idaho:

Section 10: SE $\frac{1}{4}$ SE $\frac{1}{4}$.

Section 11: SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$.

Sections 10 and 11: Beginning at a point 330 feet South of the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11, and running

Thence in a Southwesterly direction in a straight line to a point 330 feet North of the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 10;

Thence South 330 feet to said Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10;

Thence East 5280 feet;

Thence North 990 feet, to the Point of Beginning.

Together with Water Right No. 13-7058A of Jim Gilbert Springs

162833

WARRANTY DEED

Order No.:3080040229

FOR VALUE RECEIVED

Henry Jay Turner and June R. Turner, husband and wife

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

Randolph Seed and Deborah Seed, husband and wife

whose current address is

P O Box 547

Lava Hot Springs, ID 83246

STATE OF IDAHO

County of Caribou

Date: 01-16-01

Time: 1:15 PM

Official Records

Recorder: Edie Jatt

Deputy: Edie Jatt

Fee: 3.00

AT

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

Township 10 South, Range 39 East of the Boise Meridian, Caribou County, Idaho:

Section 1: NW $\frac{1}{4}$ SW $\frac{1}{4}$.

Section 2: S $\frac{1}{2}$ SE $\frac{1}{4}$.

Section 10: S $\frac{1}{2}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$.

Section 11: NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$.

Section 10 and 11: Beginning at the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11: and running then South 330 feet; thence in a Southwesterly direction 5280 feet, more or less, to a point 330 feet North of the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 10; thence North 990 feet; thence East 5280 feet, to the point of beginning.

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 Grantees, 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: 1/16/2001

Henry Jay Turner

June R. Turner

State of Idaho

County of Caribou

On this 9th day of January 2001, before me, a Notary Public in and for said state, personally appeared Henry Jay Turner and June R. Turner

known or identified to me to be the person(s) whose name(s) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

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



Debra Rigby
Notary Public for the State of Idaho
Residing at: Grace
Commission Expires: June 17, 2002

143077

Henry Jay Turner and June Turner, husband and wife,
of Grace , County of Garibou , State of Idaho 83241
the parties of the second part:

DOLLARS.

, do by these presents, Grant, Bargain, Sell and Convey and Confirm unto said parties
 of the second part, and to their heirs and assigns forever: All th certain lot
 piece or parcel of land situate, lying and being in the County of Caribou State of Idaho, bounded
 and more particularly described as follows, to-wit:

Section 1: NW $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 2: SE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 10: SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 11: W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$
 Section 27: S $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$

ALSO SUBJECT TO: That certain Contract of Sale of Real Estate executed by David E. Revoir and Clarice Revoir, husband and wife, to John E. Revoir and Dana Lee Revoir, husband and wife; dated May 2, 1974, recorded May 2, 1974, under recorder's instrument No. 79673, in the microfilm records of Caribou County, Idaho.

Stephanie Lansberry 6.00 pd.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their
seal & the day and year first above written.

Signed, Sealed and Delivered in the Presence of

JOHN E. REVOLIN [Seal]
DANA LEE REVOLIN [Seal]

STATE OF IDAHO,
County of Caribou

On this

30th

day of April

in the year 1981, before me
in and for said County and State, personally appeared

the undersigned

a Notary Public

John E. Revoir and Dana Lee Revoir, husband and wife,

known to me to
be the person(s) whose names are subscribed to the within instrument, and acknowledged to me that he/she 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.



Elaine S. Johnson
Notary Public

Residence and P. O. Address: *Idaho*

111710

WARRANTY DEED

John E. Revoir and Dana Lee
Revoir, husband and wife,

Henry Jay Turner and June
Turner, husband and wife,

Dated April 23, 1981

STATE OF IDAHO,
County of Caribou } ss.

I hereby certify that this instrument was filed for
record at the request of Jay Turner
Caribou Title Company

at 50 minutes past 3:00
o'clock P M., this 26 day
of March, A. D. 1982

in my office and duly recorded in the microfilm
records of Caribou County, Idaho

ELAINE S. JOHNSON
Ex-Officio Recorder.

By Clara Archibald
Deputy.

Fee, \$ 4.00

GER. FRANKS & SONS, INC., POCATELLO, IDAHO

Ref 220 Grace St

143077

Warranty Deed

THIS INDENTURE, Made this 2nd day of May, in the year of our Lord One Thousand Nine Hundred and Seventy-four, between David E. Revoir, Jr. and Clarice Revoir, husband and wife, of Grace, County of Caribou, State of Idaho, the parties of the first part, and John E. Revoir and Dana Lee Revoir, husband and wife, of Grace, County of Caribou, State of Idaho, the parties of the second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of SEVENTY THREE THOUSAND AND NO/100 ----- DOLLARS, lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged

, do by these presents, Grant, Bargain, Sell and Convey and Confirm unto said parties their heirs and assigns forever: All that certain lot, piece or parcel of land situate, lying and being in the County of Caribou, State of Idaho, bounded and more particularly described as follows, to-wit: Township 10 South, Range 39 East of the Boise Meridian:

Section 1: NW $\frac{1}{4}$ SW $\frac{1}{4}$.
 Section 2: SE $\frac{1}{4}$ SE $\frac{1}{4}$.
 Section 10: S $\frac{1}{2}$ NE $\frac{1}{4}$.
 Section 11: NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$.
 Sections 10 and 11: Beginning at the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ OF Section 11, and running thence South 20 rods; thence in a Southwesterly direction 320 rods, more or less, to a point 20 rods North of the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 10; thence North 60 rods; thence East 320 rods, to the point of beginning.

139646

Caribou Title
 4:30 P. M. 24th day of August, 1970 In my office and duly
 Recorded in Microfilm Records
 J. J. A. Jenkins
 Ex-Officio Recorder \$6.00 Deputy

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances and privileges thereunto incident unto the said parties of the second part, and to their heirs and assigns forever. And the said parties of the first part, and their heirs the said premises in the quiet and peaceable possession and assigns against the said parties of the first part, and their heirs and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

_____ [Seal]
 _____ [Seal]
 _____ [Seal]
 _____ [Seal]
 _____ [Seal]

STATE OF IDAHO,
County of Caribou.

ss.

139646

On this 2nd day of May in the year 1974, before me
the undersigned, a Notary Public in and for said County and State, personally appeared
David E. Revoir, Jr. and Clarice Revoir, husband and wife,

known to me to
be the person s whose name s are subscribed to the within instrument, and acknowledged to me that they 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.

Leonard O. Kingsford
Notary Public.

Residence and P. O. Address... Soda Springs, Idaho.

My commission expires August 14, 1977.

WARRANTY DEED

David E. Revoir, Jr. and Clarice
Revoir, husband and wife,

TO

John E. Revoir and Dana Lee
Revoir, husband and wife.

Dated May 2, 1974.

STATE OF IDAHO,
County of Caribou. } ss.

I hereby certify that this instrument was filed for
record at the request of

at _____ minutes past

o'clock M., this _____ day

of _____, A. D. 19____

in my office and duly recorded in Book _____

of Deeds at page _____

Ex-Officio Recorder.

By _____ Deputy.

Fee, \$ _____