



WARRANTY DEED

Alliance Title & Escrow Corp Order No. 491045

FOR VALUE RECEIVED

William H. Bolingbroke and Angela G. Bolingbroke, husband and wife

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

Justin Williams and Melanie Williams, husband and wife

whose current address is

1209 Mink Creek Rd
1302 Cow Camp Rd., Bancroft, ID 83217
Arden, Id 83212

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

Southwest Quarter of the Northeast Quarter of Section 7, Township 10 South Range
34 East, B.M. Power County, Idaho,

Subject to the existing road way easement across said property.

Together with Water Right Number 29-14249

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 27 June 2020

William H. Bolingbroke
Angela G. Bolingbroke

State of Virginia ss
County of Loudoun

On this 27 day of June, 2020, before me, the undersigned, a Notary Public in and for said
state, personally appeared William H. Bolingbroke and Angela G. Bolingbroke, 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 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 Virginia
Residing at: Leesburg
Commission Expires: 07/31/2024





WARRANTY DEED

Alliance Title & Escrow Corp. Order No. 490081

FOR VALUE RECEIVED

William H. Bolingbroke aka William Henry Bolingbroke and Angela G. Bolingbroke aka Angela Gail Bolingbroke, husband and wife,

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

Justin Williams and Melanie Williams, husband and wife

whose current address is:

1302 Cow Camp Rd. 12409 Mink Creek Rd. Jun 11/12
Bancroft, ID 83217 Arbon, Id 83212

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

Parcel 1

(Parcel 8 of the Record of Survey filed under Instrument No. 211091)

Part of the Northwest Quarter Southeast Quarter of Section 7, Township 10 South, Range 34 East, Boise Meridian, Power County, Idaho described as:

Commencing at the Southeast corner of said Section 7;
Thence North 89°50'57" West 2644.09 feet along the South Section line to the South Quarter corner of said Section 7;
Thence North 00°00'00" East 1719.64 feet along the North-South Center Section line to the POINT OF BEGINNING;
Thence North 00°00'00" East 576.23 feet along said North-South Center Section line to a point on the Southerly Right of Way of the Bannock Highway, FAP S-81 (1);
Thence along said Right of Way the following (2) two calls;

- 1) Thence North 49°19'55" East 206.97 feet to a non-tangent curve;
- 2) Thence along said curve to the left Delta: 11°40'16", Radius: 1467.50 feet, chord bearing North 44°06'15" East 298.41 feet to a Point of Intersection with a non-tangent line.

Thence South 89°45'13" East 681.59 feet along the North line of the Northwest Quarter Southeast Quarter of said Section 7;
Thence South 20°28'21" West 29.70 feet;
Thence South 27°15'42" West 52.98 feet;
Thence South 28°38'50" West 53.37 feet;
Thence South 28°44'07" West 52.26 feet;
Thence South 28°56'32" West 50.93 feet;
Thence South 35°30'09" West 51.55 feet;
Thence South 34°26'35" West 51.03 feet;
Thence South 23°59'25" West 53.65 feet;
Thence South 28°28'36" West 51.70 feet;
Thence South 34°05'39" West 52.14 feet;
Thence South 42°55'35" West 206.04 feet;
Thence South 56°32'19" West 51.19 feet;

Thence South 41°00'33" West 51.48 feet;
Thence South 32°05'26" West 50.99 feet;
Thence South 28°07'45" West 54.07 feet;
Thence South 26°14'26" West 52.84 feet;
Thence South 41°28'26" West 52.14 feet;
Thence North 89°23'00" West 53.46 feet;
Thence North 45°06'29" West 43.52 feet;
Thence South 25°15'57" West 204.08 feet;
Thence North 70°49'25" West 182.37 feet;
Thence North 89°59'36" West 130.83 feet to the POINT OF BEGINNING.

(Parcel 9 of the Record of Survey filed under Instrument No. 211091)

Part of the Southwest Quarter Southeast Quarter of Section 7, Township 10 South, Range 34 East, Boise Meridian, Power County, Idaho described as:

Commencing at the Southeast corner of said Section 7;
Thence North 89°50'57" West 1322.04 feet to the Southeast corner of the Southwest Quarter Southeast Quarter of said Section 7 and the POINT OF BEGINNING;
Thence North 89°50'57" West 465.03 feet along the South line of said Southwest Quarter Southeast Quarter;
Thence North 28°29'15" West 9.07 feet;
Thence North 16°04'13" West 50.38 feet;
Thence North 01°10'56" East 51.82 feet;
Thence North 16°43'53" East 51.13 feet;
Thence North 23°24'38" East 52.23 feet;
Thence North 22°46'24" East 52.54 feet;
Thence North 23°02'47" East 50.34 feet;
Thence North 27°43'19" East 627.76 feet;
Thence North 45°36'05" East 50.87 feet;
Thence North 54°06'41" East 50.17 feet;
Thence North 57°30'22" East 44.36 feet to a point on the East line of said Southwest Quarter Southeast Quarter;
Thence South 00°01'00" East 945.61 feet along the East line of said Southwest Quarter Southeast Quarter, to the POINT OF BEGINNING.

(Parcel 10 of the Record of Survey filed under Instrument No. 211091)

All of the Northwest Quarter Southeast Quarter of Section 7, Township 10 South, Range 34 East, Boise Meridian, Power County, Idaho that lies Northwesterly of the Bannock Highway, more particularly described as:

Commencing at the Southeast corner of said Section 7;
Thence North 89°50'57" West 2644.09 feet along the South Section line to the South Quarter corner of said Section 7;
Thence North 00°00'00" East 2646.60 feet along the North-South Center Section line to the Center of said Section 7 and the POINT OF BEGINNING;
Thence South 89°45'13" East 274.42 feet along the North line of said Northwest Quarter Southeast Quarter to a Point on the Northwesterly Right of Way of the Bannock Highway, FAP S-81 (1);
Said point being on a non-tangent curve;
Thence along said curve Southeasterly to the right Delta: 09°23'54", Radius: 1397.50 feet, chord bearing South 45°14'53" West 228.98 feet along said Northerly Right of Way, to a Point of Intersection with a non-tangent line;
Thence South 49°19'58" West 147.39 feet along said Northerly Right of Way to a point on the West line of said Northwest Quarter Southeast Quarter;
Thence North 00°00'00" East 258.44 feet along the North-South Center Section line to the POINT OF BEGINNING.

Parcel 2

Part of the Northwest Quarter Northwest Quarter of Section 8, Township 10 South, Range 34 East, Boise Meridian Power County, Idaho described as:

Commencing at the Northwest corner of said Section 8, which is the POINT OF BEGINNING;
Thence North 89°43'12" East 330.00 feet along the section line;
Thence South 00°01'59" West 1314.75 feet parallel with the West line of said Section 8 to the South line of the Northwest Quarter Northwest Quarter;
Thence South 89°58'07" West 330.00 feet along said South line to the Southwest corner of said Northwest Quarter Northwest Quarter;
Thence North 00°01'59" East 1313.31 feet along the section line to the POINT OF BEGINNING.

Parcel 3

Part of the Northeast Quarter Northeast Quarter of Section 7, Township 10 South, Range 34 East, Boise Meridian, Power County, Idaho described as:

Commencing at the Northeast corner of said Section 7;
Thence North 89°18'58" West 1322.39 feet to the Northeast corner of said Northwest Quarter Northeast Quarter;
Thence South 00°00'38" West 953.03 feet along the East line of said Northwest Quarter Northeast Quarter to a point on a curve on the Easterly Right-of-Way of Mink Creek Road (FAP Project S-81(1)) and the POINT OF BEGINNING;
Thence South 00°00'38" West 365.33 feet along said East line to the Southeast corner of said Northwest Quarter Northeast Quarter;
Thence North 89°32'05" West 364.49 feet along the South line of said Northwest Quarter Northeast Quarter to a point on the Easterly right-of-way of said Mink Creek Road said point being on a curve;
Thence Northeasterly 300.56 feet along a curve to the right, also along said Easterly right-of-way, Curve Data = Delta 12°19'21", Radius 1397.5 feet; Chord North 40°49'51" East 299.98 feet to P.T. Station 106+05.1;
Thence North 51°21'02" East 209.44 feet along said Easterly right-of-way to P.C. Station 108+17.8; Thence Northeasterly 6.67 feet along a curve to the Left, also along said Easterly right-of-way, Curve Data = Delta 0°15'28", Radius 1482.5 feet; Chord North 46°34'05" East 6.67 feet to the POINT OF BEGINNING.

Parcel 4

Part of the Northeast quarter of the Northeast quarter of Section 7, Township 10 South, Range 34 East, B.M. Power County, Idaho described as:

Commencing at the Northeast corner of Section 7, which is the Point of Beginning;
Thence South 00°01'59" West 330 feet along the section line;
Thence North 89°18'58" West 891.41 feet to a point on a Curve on the Easterly right-of-way of Mink Creek Road (FAP Project S-81(1));
Thence Northeasterly 416.63 feet along the Curve to the right also along said Easterly right-of-way, Curve Data=Delta 6°18'24", Radius 3785.0 feet, Chord North 38°16'01" East 416.42 feet to the North line of said Section 7;
Thence South 89°18'58" East 633.68 feet along the Section line to the Point of Beginning

Parcel 5

Part of the Northeast quarter of the Northeast quarter of Section 7, Township 10 South, Range 34 East, B.M. Power County, Idaho described as:

Commencing at the Northeast corner of said Section 7;
Thence North 89°18'58" West 751.45 feet along the Section line to a point on a Curve on the Westerly right-of-way of Mink Creek Road (FAP Project S-81(1));

Thence Southwesterly 509.85 feet along said Curve to the left, also along said
Westerly right-of-way Curve Data=Delta 7°32'19", Radius 3875.0 feet, Chord South
36°30'52" West 509.48 feet to P.C. Station 114+11.0;
Thence South 32°14'08" West 231.27 feet alongside Westerly right-of-way to P.T.
Station 111+80.3;
Thence southwesterly 239.67 feet along the Curve to the right, also along said
Westerly right-of-way, Curve Data=Delta 9°58'08", Radius 1377.5 feet, Chord
South 37°08'29" West 239.37 feet to the West line of said Northeast quarter of the
Northeast quarter;
Thence North 00°00'38" East 802.72 feet along said West line to the Northwest
corner of said Northeast quarter of the Northeast quarter;
Thence South 89°18'58" East 570.93 feet along Section line to the Point of
Beginning.

Together with water right number 29-14249

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: 27 June 2020

William H. Bolingbroke
William H. Bolingbroke
Angela G. Bolingbroke
Angela G. Bolingbroke

State of VIRGINIA } ss
County of LOUNGBURY }

On this June day of 27, 2020, before me, the undersigned, a Notary Public in and for said
state, personally appeared William H. Bolingbroke and Angela G. Bolingbroke, 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 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.

Katimar Mendez Balza
Notary Public for the State of VIRGINIA
Residing at LEESBURG
Commission Expires: 07/31/2024





WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:500072

Instrument # 216271

POWER COUNTY, IDAHO
07-31-2020 10:41:00 AM No. of Pages: 2
Recorded for: ALLIANCE TITLE - POCA TELLO OFF
SHAREE SPRAGUE Fee: \$15.00
Ex-Officio Recorder Deputy: Flor Cardona
Electronically Recorded by Simplifile

FOR VALUE RECEIVED

William H. Bolingbroke and Angela Bolingbroke, husband and wife

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

Justin Williams and Melanie Williams, husband and wife

whose current address is

**1269 Mink Creek Rd
Arbon, ID 83212**

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

**Beginning at the Northeast corner of the Northwest Quarter of Section 8, Township 10 South, Range 34 E.B.M., the True Point of Beginning;
Thence due West along the Northerly boundary line of said Section 8 a distance of 1303.5 feet the True Point of Beginning;
Thence due South to a point on the Southerly boundary line of the Northwest Quarter of the Northwest Quarter of Section 8, which point is s 16.5 feet East of the Easterly boundary line of the Northwest Quarter of the Northwest Quarter of said Section 8;
Thence West along the Southerly boundary line of the Northwest Quarter of the Northwest Quarter of Section 8 a distance of 1006.5 feet;
Thence due North a distance of 1320 feet more or less to the Northerly boundary line of the Northwest Quarter of Section 8;
Thence due East 1006.5 feet to the true 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 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.

William Bolingbroke
29 July 2020

Angela H. Bolingbroke

29 July 2020

State of Maryland } ss
County of Frederick }

On this 29th day of July, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared William H. Bolingbroke and Angela Bolingbroke, 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 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 Maryland
Residing at: 5301 Buckeystown Pike Suite 205, Frederick, MD 21703
Commission Expires: 3/30/2022

BRANDON SMALL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 30, 2022

