

232474 1-3

Exhibit
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RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
28 West Oneida
Preston, ID 83263

Recorded at the request of

First American Title

~~12:05~~ a.m. JAN 09 2006 p.m. 12:05

V. ELLIOTT LARSEN, RECORDER
By Shauna Geddes Deputy
FRANKLIN COUNTY, IDAHO

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **146031-PR (mh)**

Date: **January 06, 2006**

For Value Received, **Sidney Lee Schvaneveldt and Charlotte Olsen Schvaneveldt, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Clinton K. Aston and Estelita Aston**, hereinafter called the Grantee, whose current address is **1107 Three Point Avenue, Logan, Utah 84321**, the following described premises, situated in **Franklin 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.

Sidney Lee Schvaneveldt
Sidney Lee Schvaneveldt

Charlotte Olsen Schvaneveldt
Charlotte Olsen Schvaneveldt

EXHIBIT

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EXHIBIT A

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A parcel of land located in the Southeast quarter of Section 5 and the Northeast quarter of Section 8 and the Northwest quarter of Section 9, Township 16 South, Range 38 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows:

Commencing at the East quarter corner of said Section 5, from which the West quarter corner of Section 5 bears North 89° 42' 52" West;

Thence North 89° 42' 52" West 812.44 feet along the north boundary of the Southeast quarter of Section 5 to a 5/8" rebar and cap (LS 4735) at the Northwest corner of the parcel of land described in instrument number 197481 as recorded in the official records of Franklin County, said point being the Point of Beginning.

Thence Southeasterly along the west boundary of said parcel the following fifteen (15) courses:

Thence South 14° 16' 00" East 449.29 feet to a 5/8" rebar and cap;
Thence South 03° 22' 29" West 256.12 feet to a 5/8" rebar and cap;
Thence South 17° 53' 04" East 318.88 feet to a 5/8" rebar and cap;
Thence South 15° 25' 07" East 425.55 feet to a 5/8" rebar and cap;
Thence South 12° 07' 49" East 497.33 feet to a 5/8" rebar and cap;
Thence South 15° 47' 09" West 116.01 feet to a 5/8" rebar and cap;
Thence South 10° 06' 02" East 297.48 feet to a 5/8" rebar and cap;
Thence South 39° 22' 28" East 199.84 feet to a 5/8" rebar and cap;
Thence South 27° 01' 34" East 357.09 feet to a 5/8" rebar and cap;
Thence South 23° 56' 09" East 205.60 feet to a 5/8" rebar and cap;
Thence South 46° 33' 36" East 82.37 feet to a 5/8" rebar and cap;
Thence South 20° 47' 32" East 404.47 feet to a 5/8" rebar and cap;
Thence South 00° 36' 15" East 108.40 feet to a 5/8" rebar and cap;
Thence South 05° 40' 16" East 403.84 feet to a 5/8" rebar and cap;
Thence South 12° 51' 00" West 31.00 feet to a 5/8" rebar and cap at the northerly right of way line of the county road;

Thence northwesterly along said right of way line the following ten (10) courses:

Thence South 88° 34' 13" West 286.13 feet to the beginning of a 870.64 foot radius curve concave to the Northeast;
Thence Northwesterly along said curve through a central angle of 13° 55' 36" a distance of 211.62 feet to the point of tangency (chord = North 84° 27' 59" West 211.10 feet);
Thence North 77° 30' 11" West 208.09 feet to the beginning of a 771.58 foot radius curve concave to the Southwest;
Thence Northeasterly along said curve through a central angle of 04° 37' 59" a distance of 62.39 feet to the point of tangency (chord = North 79° 49' 11" West 62.37 feet);
Thence North 82° 08' 10" West 196.20 feet to the beginning of a 234.07 foot radius curve concave to the Northeast;
Thence Northwesterly along said curve through a central angle of 57° 32' 28" a distance of 235.07 feet to the point of tangency (chord = North 53° 21' 56" West 225.32 feet);
Thence North 24° 35' 42" West 228.77 feet to a 5/8" rebar and cap;
Thence North 24° 09' 43" West 341.81 feet to a 5/8" rebar and cap;
Thence North 25° 17' 54" West 113.30 feet to the beginning of a 400.00 foot radius curve concave to the Southwest;
Thence Northwesterly along said curve through a central angle of 24° 19' 19" a distance of 169.80 feet to a 5/8" rebar and cap (PLS 1961) at the southeast corner of the parcel of land described in instrument number 203242 as recorded in the official records of Franklin County (chord = North 37° 27' 34" West 168.53 feet);
Thence North 00° 01' 52" West 1003.75 feet along the east boundary of said parcel to a 5/8" rebar and cap (PLS 1961) at the northeast corner thereof;
Thence South 89° 58' 08" West 500.00 feet along the north boundary of said parcel to a 5/8" rebar and cap (PLS 1961) at the northwest corner thereof;
Thence North 02° 27' 14" West 1948.26 feet to a 5/8" rebar and cap (PLS 9163) at the north boundary of the southeast quarter of said Section 5;
Thence South 89° 42' 52" East 1064.06 feet along said north boundary to the Point of Beginning.