

Holliday, Michael

From: Randy Budge <randy@racineolson.com>
Sent: Thursday, July 9, 2020 2:38 PM
To: Holliday, Michael
Cc: Randy Budge; Kirsten Schvaneveldt; Wade Schvaneveldt
Subject: Wade and Kirsten Schvaneveldt Transfer Application
Attachments: 193494.PDF; 137008 - WD.tif; 201833.PDF

Michael,

Attached please find the three deeds in the chain of title back to Ralph T. Hansen. You will not that none excepted out any water rights all of which were transferred with the property and now claimed by the Applicants Schvaneveldts.

I trust this will enable you to proceed to process the transfer application. If you have questions or need additional information please let me know.

Thanks!

Randy

Randall C. Budge

Attorney



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(208)232-6101 - Phone
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From: Kena Ann Moore <kmoore@gofirstam.com>
Sent: Thursday, July 9, 2020 11:27 AM
To: Randy Budge <randy@racineolson.com>
Subject: Re: Wade and Kirsten Schvaneveldt

Randy,

Good Morning, Please find attached the 2 Deeds that I think you are looking for. I believe you told me that the water right was in the name of Ralph T. Hansen. If you need anything else please let me know. I am not charging you for these 2 documents.

REVENUE STAMPS

For Value Received RALPH T. HANSEN and STELLA J. HANSEN,
husband and wife,

the grantors do hereby grant, bargain, sell and convey unto

BERDELL C. McCURDY and JUANITA H. McCURDY, husband and wife,

the grantees, the following described premises, in Caribou County Idaho, to wit:

Township 10 South, Range 40 East of the Boise Meridian.
Section 29: E 1/2 NE 1/4, NW 1/4 NE 1/4, EXCEPT THEREFROM
Beginning at a point which is North 89°06' West 1100 feet,
and thence South 0°54' West 30 feet from the Northeast
corner of said Section 29, and running thence South 71°54'
West 1073 feet along the north bank of an irrigation ditch,
thence North 78°05' West 458 feet, thence North 0°54'
East 286 feet, thence South 89°06' East 1459.5 feet to
the point of beginning.

ALSO EXCEPTING the following land: Beginning at a point
1600 feet South of the Northeast corner of Section 29,
thence West 470 feet, thence South 250 feet, thence East
470 feet, thence North 250 feet to the point of beginning.

Subject to a loan with The Federal Land Bank of Spokane,
which Grantees assume and agree to pay according to the
terms and tenor thereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees,
their heirs and assigns forever. And the said Grantors do hereby covenant to and
with the said Grantees, that they are the owners in fee simple of said premises; that they are free
from all incumbrances.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: NOV 29 1968

[Signature]

Ralph T. Hansen
Stella J. Hansen

STATE OF IDAHO, COUNTY OF Caribou

On this 29 day of Nov., 1968,
before me, a notary public in and for said State, personally
appeared RALPH T. HANSEN and STELLA
J. HANSEN, husband and wife,

known to me to be the persons whose names are
subscribed to the within instrument, and acknowledged to
me that they executed the same.

137008

STATE OF IDAHO } 88
County of Caribou }

I Herby certify that this instrument was filed
at the request of *Berdell C. McCurdy*
at 3:20 o'clock P. M. this 19 day of
July, 1968, in my office and duly
recorded in Microfilm Records
Myrna W. Archibald
[Signature]

Furnished by the POCAHONTO TITLE

Instrument # 193494
CARIBOU COUNTY
5-5-2014 03:14:57 No. of Pages: 2
Recorded for: HALLOCK AND HALLOCK
VEDA MASCARENAS Fee: 13.00
Ex-Officio Recorder Deputy
Index to: WARRANTY DEED

When Recorded Mail To:

Hallock & Hallock, a professional corporation
40 West Cache Valley Blvd., Suite 9A
Logan, Utah 84341

Send Tax Notices To:

Berdell C. and Juanita McCurdy, Trustees
P.O. Box 302
Grace, Idaho 83241

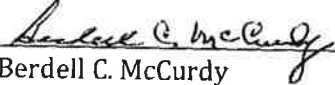
WARRANTY DEED

BERDELL C. MCCURDY and JUANITA MCCURDY, grantors, of 202 South 1st West, Grace, County of Caribou, State of Idaho 83241, do hereby grant, bargain, sell, warrant and convey to BERDELL C. MCCURDY and JUANITA MCCURDY, TRUSTEES OF THE BERDELL AND JUANITA MCCURDY LIVING TRUST DATED APRIL 29, 2014, AND ANY AMENDMENTS THERETO of 202 South 1st West, Grace, County of Caribou, State of Idaho 83241, grantee, for the sum of ONE DOLLAR, their undivided interest in the following described real estate in Caribou County, State of Idaho:

See Exhibit "A", attached.

Together with all improvements, water, water rights, ditches, ditch rights, easements, hereditaments and appurtenances thereto.

Witness in the hands of said grantors this 29th day of April 2014.


Berdell C. McCurdy


Juanita McCurdy

STATE OF UTAH)
 :SS
COUNTY OF CACHE)

On the 29th day of April 2014, before me, the undersigned Notary, personally appeared Berdell C. McCurdy and Juanita McCurdy, who are personally known to me or who proved to me their identities through documentary evidence to be the persons who signed the preceding document in my presence and who swore to me that their signatures are voluntary and document truthful.

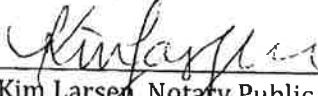

Kim Larsen, Notary Public
40 West Cache Valley Blvd. Suite 9A
Logan, Utah 84341
My commission expires: 06/26/2017



EXHIBIT "A"

TRACT 1:

Lots 1 and 2, and the North 18 feet of Lot 3, Block 21, Citizens Addition to Grace, according to the official plat thereof, as recorded in the office of the County Recorder of Caribou County, Idaho, in Book 5 of Miscellaneous Records, at page 234.

(Parcel No. 02530102101A)

TRACT 2:

Lots 13, 14, and 15, Block 22, Citizens Addition to Grace Townsite, according to the official plat thereof, as recorded in the office of the County Recorder of Caribou County, Idaho, in Book 5 of Miscellaneous Records at page 234. The same being the North 123 feet of the W $\frac{1}{2}$ of Block 22, Citizens Addition to Grace Townsite.

(Parcel No. 025301022130)

TRACT 3:

Township 10 South, Range 40 East of the Boise Meridian, Section 29: E $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$. Except therefrom: Beginning at a point which is North 89°06' West 1100 feet, and thence South 0°54' West 30 feet from the Northeast Corner of said Section 29, and running thence South 71°54' West 1073 feet along the North bank of an irrigation ditch, thence North 78°05' West 458 feet, thence North 0°54' East 286 feet, thence South 89°06' East 1459.5 feet to the point of beginning. Also excepting the following land: Beginning at a point 1600 feet South of the Northeast Corner of Section 29, thence West 470 feet, thence South 250 feet, thence East 470 feet, thence North 250 feet to the point of beginning.

Less: A parcel of land located in the Southeast One-Quarter, Northeast One-Quarter, Section 29, Township 10 South, Range 40 East, Boise Meridian, Caribou County, Idaho. Described more particularly as follows: Basis of Bearings: the Central Meridian of the East Zone of the Idaho State Plane Coordinate System. Commencing at the one-quarter corner common to Sections 29 and 28, the true point of beginning. Thence North 89°13'22" West along the latitudinal centerline of said Section 29, a distance of 169.53 feet to a point of intersection with the center line of Bear River; thence along said centerline of Bear River by the following four (4) courses: North 28°23'05" West a distance of 37.90 feet; North 04°36'28" West a distance of 280.53 feet; North 17°24'08" East a distance of 198.10 feet; North 32°23'54" East a distance of 300.69 feet to a point of intersection with the East line of said Section 29; thence South 00°46'38" West along said East line of Section 29, a distance of 758.26 feet to the one-quarter corner common to Sections 29 and 28, the true point of beginning.

(Parcel No. 10S40E290000)