



Pioneer Title Pocatello

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2019 Sep 20 PM 04:30

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135 N. Arthur Ave.  
Pocatello, ID 83204

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File No. 690352 LP/CB

### WARRANTY DEED

For Value Received   Rocke Acree and Susan Acree, husband and wife  
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

David VanOrden and Ashley VanOrden, husband and wife  
hereinafter referred to as Grantee, whose current address is 7776 W Portneuf Rd Pocatello, ID 83204

The following described premises, to-wit:

*AD DT*

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 19, 2019

*Rocke Acree*  
\_\_\_\_\_  
Rocke Acree

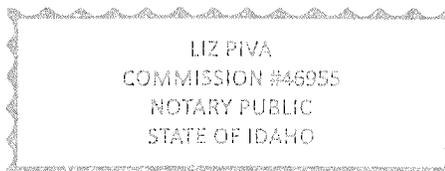
*Susan Acree*  
\_\_\_\_\_  
Susan Acree

State of Idaho, County of Bannock

This record was acknowledged before me on 9/19/2019 by Rocke Acree and Susan Acree

*Liz Piva*  
\_\_\_\_\_

Signature of notary public  
Commission Expires: 4/18/2024



## EXHIBIT A

Lot 1, River View Ranchettes, Bannock County, Idaho, as the same appears on the official plat thereof, filed in the office of the County Recorder of said County.

And

A tract of land located in the Northwest Quarter Southwest Quarter of Section 21, Township 7 South, Range 35 East, Boise Meridian, a portion of the lands described in Instrument 768574 of the Records of Bannock County, Idaho, described as follows: Commencing at the West Quarter corner of Section 21, Township 7 South, Range 35 East, Boise Meridian; thence North  $89^{\circ}39'00''$  East along the latitudinal centerline of Section 21 for a distance of 877.94 feet to a point on the North side of the Portneuf Road, said point being on a 765.00 foot radius curve approximately 25 feet Northerly of the center of the existing paved driving surface, from said point the center of the curve bears South  $14^{\circ}20'17''$  West; thence Easterly along the Northerly side of the of the Portneuf Road, following a 765.00 foot radius curve, concave to the Southwest, through a central angle of  $9^{\circ}55'09''$  for an arc distance of 132.44 feet to the Point of Beginning, said point being approximately 25 feet Northerly of the center of the existing paved driving surface; thence continuing along the Northerly side of the Portneuf Road, in a Southeasterly direction, following a 765.00 foot radius curve, concave to the Southwest, through a central angle of  $29^{\circ}59'18''$ , for an arc distance of 400.40 feet to a point of tangency, approximately 25 feet Northeast of center of the existing paved driving surface, from said point the center of the curve bears South  $54^{\circ}14'45''$  West; thence South  $35^{\circ}46'24''$  East 5.58 feet to a point on the West 1/16 line of said Section 21, said point being the Southwest corner of Lot 1, River View Ranchettes ( a Subdivision recorded in Bannock County as Instrument 611960 ); thence North  $00^{\circ}06'46''$  East ( Recorded as North  $00^{\circ}06'$  East ) along the said 1/16 line 297.86 feet to a point in an existing fence line, said point being 3.50 feet South of the West 1/16 corner on the latitudinal centerline of said Section 21; thence South  $88^{\circ}55'55''$  West along an existing fence 297.61 feet; thence South  $18^{\circ}57'18''$  West 39.47 feet to the Point of Beginning.

Excepting Therefrom:

A tract of land in the West half of Section 21, Township 7 South, Range 35 East, Boise Meridian, more particularly described as follows:

Commencing at the West quarter corner of Section 21, Township 7 South, Range 35 East, Boise Meridian; thence South  $89^{\circ}59'22''$  East along the latitudinal centerline of Section 21 for a distance of 877.81 feet to a point on the Northeasterly right of way line of Portneuf Road, the True Point of Beginning; thence continuing along the said centerline, South  $89^{\circ}59'22''$  East for a distance of 435.23 feet to the Center-West on sixteenth corner; thence continuing along the said centerline, South  $89^{\circ}59'22''$  East for a distance of 115.05 feet to a point on a 150.00 foot radius, non-tangent curve, concave to the Southeast; thence Southwesterly along said curve, through a central angle of  $07^{\circ}20'19''$ , and for an arc distance of 19.21 feet to a point of reverse curvature, the chord of the afore described curve bears South  $51^{\circ}53'47''$  West a distance of 19.20 feet; thence continuing Southwesterly following a 150.00 foot radius curve, concave to the Northwest, through a central angle of  $41^{\circ}47'00''$  and for an arc distance of 109.39 feet to a point of tangency; thence South  $89^{\circ}59'22''$  East for a distance of 58.06 feet to a point of curvature; thence Southwesterly along a 100.00 foot radius curve, concave to the Southeast, through a central angle of  $54^{\circ}37'24''$ , and for an arc distance of 95.33 feet to a point of tangency; thence South  $35^{\circ}23'17''$  West for a distance of 23.65 feet to a point of curvature; thence Southerly along a 25.00 foot radius curve, concave to the East, through a Central angle of  $86^{\circ}22'17''$ , and for an arc distance of 37.69 feet to a point on a non-tangent curve in the Northerly Right of Way line of Portneuf Road, from said point the radial center of the curve bears South  $39^{\circ}01'00''$  West; thence Northwesterly along the said Right of Way line, following a 765.00 foot radius curve, concave to the Southwest, through a central angle of  $24^{\circ}14'43''$  and for an arc distance of 323.72 feet to the Point of Beginning.

 SA  
DUT AVO



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Dated: September 19, 2019

*Rocke Acree*  
Rocke Acree

*Susan Acree*  
Susan Acree

State of Idaho, County of Bannock

This record was acknowledged before me on 9/19/2019 by Rocke Acree and Susan Acree

*Liz Piva*  
Signature of notary public  
Commission Expires: 4/18/2024

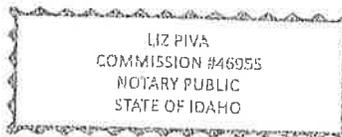


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 SA  
DUB  
AVO



State of Idaho

**DEPARTMENT OF WATER RESOURCES**

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718

Phone: (208)525-7161 • Fax: (208)525-7177 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

May 04, 2020

DAVID VAN ORDEN  
ASHLEY VAN ORDEN  
7776 W PORTNEUF RD  
POCATELLO ID 83204-7304

Re: Change in Ownership for Water Right No(s): 29-2462A

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Barg  
Technical Records Specialist 1

Enclosure(s)