

OFFICIAL RECORD BK# 0
BANNOCK COUNTY IDAHO

FEE 16.00 DEPUTY JM
RECORDED AT REQUEST OF

First American Title - Pocatello

21811947

2018 Aug 15 PM 01:36

Electronically Recorded by Simplifile

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
223 North 15th Avenue
Pocatello, ID 83201

RECEIVED
MAY 10 2019
Department of Water Resources
Eastern Region

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **685080-P (ap)**

Date: **August 14, 2018**

For Value Received, **Pocatello Heights Investments LLC, an Idaho limited liability company,** hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **344 North 15, LLC, an Idaho limited liability company,** hereinafter called the Grantee, whose current address is **344 N. 15th Ave., Pocatello, ID 83201,** the following described premises, situated in **Bannock 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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First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
223 North 15th Avenue
Pocatello, ID 83201

Recorded Electronically	
ID	<u>21811947</u>
County	<u>Bannock</u>
Date	<u>8-15-18</u> Time <u>1:30</u>
Simplifile.com 800.460.5657	

Space Above This Line for Recorder's Use Only

WARRANTY DEED

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Date: **August 14, 2018**

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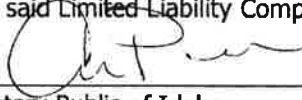
Pocatello Heights Investments LLC, an Idaho
limited liability company

By:  Manager
Name: Jared Keller
Title: Manager

STATE OF Idaho)
SS.
COUNTY OF Bannock)

On this **14th day of August, 2018**, before me, a Notary Public in and for said State, personally appeared **Jared Keller**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Pocatello Heights Investments LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said ~~Limited Liability~~ Company's name.




Notary Public of Idaho
Residing at: Pocatello, ID
Commission Expires: 12/31/18

Date: **August 15, 2018**

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EXHIBIT 'A'

LEGAL DESCRIPTION:

BEGINNING AT THE EASTERLY CORNER OF BLOCK 27, AS SHOWN ON THE OFFICIAL PLAT OF POCATELLO TOWNSITE, BANNOCK COUNTY, IDAHO, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LANDS RETURNED TO THE GENERAL LAND OFFICE BY THE SURVEYOR GENERAL AND ALSO ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF BANNOCK COUNTY, IDAHO; RUNNING THENCE NORTHWESTERLY A DISTANCE OF 661.8 FEET TO THE NORTHERLY CORNER OF BLOCK 26, AS SHOWN ON THE PLAT OF SAID POCATELLO TOWNSITE, RUNNING THENCE SOUTHWESTERLY A DISTANCE OF 661.6 FEET TO THE WESTERLY CORNER OF BLOCK 44 OF SAID POCATELLO TOWNSITE; RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 44, A DISTANCE OF 300.6 FEET TO THE SOUTHERLY CORNER OF SAID BLOCK 44, RUNNING THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF SAID BLOCK 44, AND THE EXTENSION THEREOF, A DISTANCE OF 330 FEET; RUNNING THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID BLOCK 27 A DISTANCE OF 360.6 FEET TO THE POINT OF INTERSECTION WITH THE EXTENSION OF THE SOUTHEASTERLY LINE OF SAID BLOCK 27; RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 27, AND THE EXTENSION THEREOF, A DISTANCE OF 331.7 FEET TO THE POINT OF BEGINNING, POCATELLO, COUNTY OF BANNOCK, STATE OF IDAHO.