

FA#6886

197481 1-3

WARRANTY DEED

For Value Received ^{e.s.} SIDNEY LEE SCHVANEVELDT and CHARLOTTE OLSEN SCHVANEVELDT,
husband and wife

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

JEFFRIE G. BECKSTEAD and KAYE F. BECKSTEAD, husband and wife

whose address is: 258 WEST 1 NORTH WESTON, ID. 83286

Hereinafter called the Grantee, the following described premises situated in FRANKLIN County, Idaho, to-wit:

SEE ATTACHED "EXHIBIT A"

Recorded at the request of
Preston Land Title

11:30
a.m. NOV 6 1996 p.m.

V. ELLIOTT LARSEN, RECORDER
By Ruth K. Paulsen Deputy
FRANKLIN COUNTY, IDAHO

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 their 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.

Dated: NOVEMBER 6, 1996

Sidney Lee Schvaneveldt
SIDNEY LEE SCHVANEVELDT

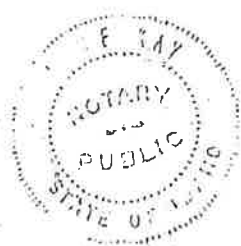
Charlotte Olsen Schvaneveldt
CHARLOTTE OLSEN SCHVANEVELDT

STATE OF IDAHO)

: ss

COUNTY OF FRANKLIN)

On This 6TH day of NOVEMBER, in the year 1996, before me, a Notary Public in and for said State, personally appeared SIDNEY LEE SCHVANEVELDT and CHARLOTTE OLSEN SCHVANEVELDT, known or identified to me to be the person(s) whose name(s) are subscribed to the within Instrument, and acknowledged to me that they executed the same.



Diane Kay Notary Public of Idaho
Residing at Swan Lake, Id.
Commission Expires: 5/25/2000



"EXHIBIT A"

PARCEL 2

A parcel of land located in Sections 4, 5, 8 and 9, Township 16 South, Range 38 East, Boise Meridian, Franklin County, Idaho and further described as follows:

Beginning at the West Quarter corner of said Section 9 which is a 5/8" rebar with cap labelled "A. A. HUDSON, PLS 4735" set on an East-West fence line, said corner being North 00° 04' 52" East 2684.55 feet (North 2640.00 feet by record) from the Southwest corner of said Section 9;

Thence North 00° 04' 52" East 1340.60 feet along the West line of said Section 9; Thence East 244.84 feet to a 5/8" rebar with cap labelled "A. A. HUDSON, PLS 4735" set on the intersection of the Northerly right of way line of a country road and the easterly top of bank of a small stream, the True Point of Beginning;

Thence along said top of bank through the following courses;

North 12° 53' 48" East 31.29 feet to a 5/8" rebar with cap;
 North 05° 37' 28" West 403.84 feet to a 5/8" rebar with cap;
 North 00° 33' 27" West 108.40 feet to a 5/8" rebar with cap;
 North 20° 44' 44" West 404.47 feet to a 5/8" rebar with cap;
 North 46° 30' 48" West 82.37 feet to a 5/8" rebar with cap;
 North 23° 53' 21" West 205.60 feet to a 5/8" rebar with cap;
 North 26° 58' 46" West 357.09 feet to a 5/8" rebar with cap;
 North 39° 19' 40" West 199.84 feet to a 5/8" rebar with cap;
 North 10° 03' 14" West 297.48 feet to a 5/8" rebar with cap;
 North 15° 49' 57" East 116.01 feet to a 5/8" rebar with cap;
 North 12° 05' 01" West 497.33 feet to a 5/8" rebar with cap;
 North 15° 22' 19" West 425.55 feet to a 5/8" rebar with cap;
 North 17° 50' 16" West 318.88 feet to a 5/8" rebar with cap;
 North 03° 25' 17" East 256.12 feet to a 5/8" rebar with cap;
 North 14° 13' 12" West 449.28 feet to a 5/8" rebar with cap set on the

latitudinal center line of said Section 5, said line being the South line of that parcel of land now owned by Evan Koller as recorded under Instrument Number 178918 in the official records of Franklin County;

Thence South 89° 39' 48" East 470.79 feet along said center line to a 5/8" rebar with cap set at the intersection of said center line and the Westerly right of way line of a county road, said point also being on a 711.99 foot radius nontangent curve concave to the Northeast whose center bears North 69° 37' 20" East;

Thence Southeasterly along said curve through a central angle of 17° 43' 06" a distance of 220.18 feet to the point of tangency (Chord = South 29° 14' 13" East 219.30 feet);

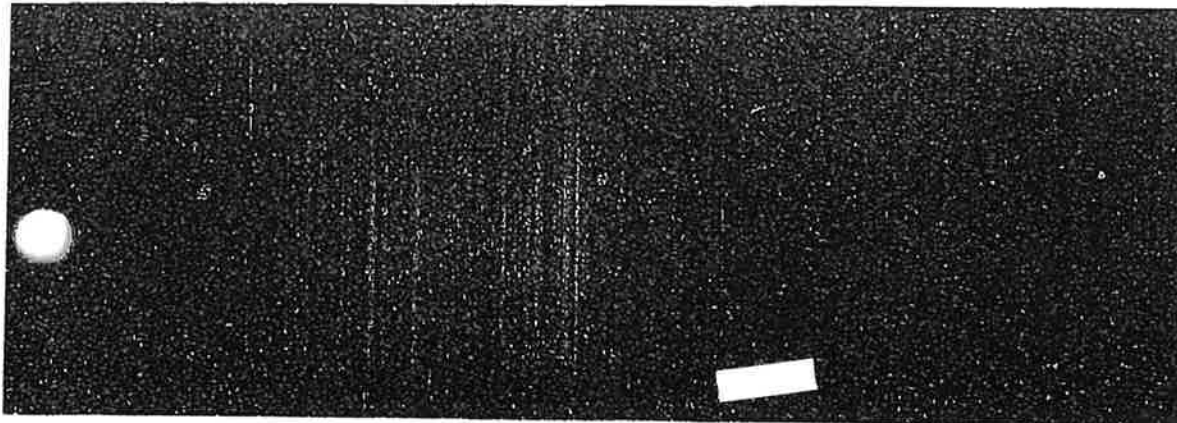
Thence along said right of way line through the following courses;

South 38° 05' 46" East 2275.96 feet to the beginning of an 90.52 foot radius curve concave to the Southwest;

Thence Southeasterly along said curve through a central angle of 48° 41' 01" a distance of 68.42 feet to the point of tangency (Chord = South 13° 45' 15" East 66.38 feet);

continued

includes NW 1/4 NW 1/4 Sec. 9



Thence South $10^{\circ} 35' 15''$ West 77.35 feet to a point to the beginning of a 163.66 foot radius curve concave to the Northeast;
 Thence Southeasterly along said curve through a central angle of $25^{\circ} 18' 03''$ a distance of 72.27 feet to the point of tangency (Chord = South $02^{\circ} 03' 46''$ East 71.68 feet);
 Thence South $14^{\circ} 42' 48''$ East 200.73 feet to the beginning of a 446.19 foot radius curve concave to the Northeast;
 Thence Southeasterly along said curve through a central angle of $18^{\circ} 26' 57''$ a distance of 143.67 feet (Chord = South $23^{\circ} 56' 15''$ East 143.05 feet) to a 5/8" rebar with cap set on a fence line;
 Thence South $00^{\circ} 17' 40''$ East 1384.51 feet along said fence line and the extension thereof to a 5/8" rebar with cap set on the Northerly right of way line of a country road;
 Thence South $88^{\circ} 37' 12''$ West 1064.16 feet to the True Point of Beginning.

PARCEL 3

A parcel of land located in Sections 4 and 5, Township 16 South, Range 38 East, Boise meridian Franklin County, Idaho and further described as follows:
 Beginning at the West Quarter corner of said Section 4 which is a 5/8" rebar with cap labelled "A. A. HUDSON, PLS 4735" set on an East-West fence line, said corner being North $00^{\circ} 22' 13''$ East 2615.05 feet (North 2640.00 feet by record) from the Northwest corner of the Northwest corner of Section 9, Township 16 South Range 38 East, which is North $00^{\circ} 04' 52''$ East 2653.28 feet (North 2640.00 feet by record) from the West Quarter corner of said Section 9;
 Thence South $89^{\circ} 29' 25''$ East 1254.88 feet along said fence line to a 5/8" rebar with cap set at a fence corner;
 Thence South $01^{\circ} 01' 10''$ East 1194.53 feet along said fence line to a 5/8" rebar with cap; thence South $00^{\circ} 17' 40''$ East 1163.17 feet along said fence line and the extension thereof to a 5/8" rebar with cap set at the intersection of said fence line and said Northerly right of way line;
 Thence along said right of way line through the following courses;
 North $14^{\circ} 42' 48''$ West 197.75 feet to the beginning of a 103.66 foot radius curve concave to the Northeast;
 Thence Northwesterly along said curve through a central angle of $25^{\circ} 18' 03''$ a distance of 45.77 feet to the point of tangency (Chord = North $02^{\circ} 03' 47''$ West 45.40 feet);
 Thence North $10^{\circ} 35' 15''$ East 77.35 feet to the beginning of a 140.52 foot radius curve concave to the Southwest;
 Thence Northwesterly along said curve through a central angle of $48^{\circ} 41' 01''$ a distance of 119.40 feet to the point of tangency (Chord = North $13^{\circ} 45' 16''$ West 115.84 feet);
 Thence North $38^{\circ} 05' 46''$ West 2275.96 feet to the beginning of a 651.99 foot radius curve concave to the Northeast;
 Thence Northwesterly along said curve through a central angle of $15^{\circ} 42' 38''$ a distance of 178.78 feet (Chord = North $30^{\circ} 14' 27''$ West 178.22 feet) to a 5/8" rebar with cap set on the latitudinal center line of said Section 5, said line being on the South line of that parcel of land now owned by Evan Koller as recorded under instrument number 178918 in the official records of Franklin County;
 Thence South $89^{\circ} 39' 48''$ East 277.12 feet along said property line to the True Point of Beginning.