

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
301 Main Street
Gooding, ID 83330

Instrument # 261931
GOODING COUNTY, GOODING, IDAHO
06-30-2018 13:21:41 No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE - JEROME
DENISE GILL Fee: \$15.00
Ex-Officio Recorder Deputy: JM
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **678140GO (smb)**

Date: **May 01, 2018**

For Value Received, **Giles F. Allison and Joyce H. Allison, as Trustees of the Allison Family Trust initially created August 23, 1985**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Craig E Shultz and Nicole S Shultz, husband and wife as community property with right of survivorship**, hereinafter called the Grantee, whose current address is **17876 US HWY 30, Hagerman, ID 83332**, the following described premises, situated in **Gooding County, Idaho**, to-wit:

PARCEL NO. 1:
TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN GOODING COUNTY, IDAHO

Section 2: All that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying North and East of U.S. Highway No. 30, Project F-2361 (18) according to the survey thereof;

EXCEPT therefrom a tract described as follows:

Beginning at the Southeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section;
Thence Northwesterly along said right-of-way 839.6 feet more or less, to a point opposite of Station No. 236+81 of Project F-2361 (18);
Thence South 79° East (also of record as North 79° East), 224.7 feet, more or less to the East line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence South 829 feet, more or less along the East line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ to the TRUE POINT OF BEGINNING.

AND EXCEPTING THEREFROM that part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, described as follows:

Commencing at the East Quarter corner of Section 2, Township 7 South, Range 13 East of the Boise Meridian;
Thence North 89°47'07" West, 1322.23 feet along the Northerly boundary of the SE $\frac{1}{4}$ of said Section 2 to the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ thereof, said point being the TRUE POINT OF BEGINNING;
Thence South 00°21'02" East, 107.25 feet along the Easterly boundary of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section2;
Thence North 89°47'07" West, 8.86 feet;
Thence North 41°41'30" West, 37.70 feet;
Thence North 61°51'42" West, 50.65 feet;
Thence North 88°32'07" West, 255.23 feet to a point on the Easterly right-of-way line of U.S. Highway 30;

Thence Northerly along the Easterly right-of-way line 52.00 feet along a curve to the right having a central angle of 00°47'25", a radius of 3,769.72 feet and a long chord bearing and distance of North 16°00'23" West, 52.00 feet;

Thence South 89°47'07" East, 347.42 feet along the Northerly boundary of the NW¼SE¼ of said Section 2 to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

Together with a road right-of-way for ingress and egress along the West line of the NE¼SE¼ and running a distance of approximately 829 feet North from the Southwest corner of said NE¼SE¼ and also a road right-of-way 25 feet in width and running parallel to the South boundary line of said property, described in Deed as set forth in microfilmed Instrument No. 29869, records of Gooding County, State of Idaho, a distance of approximately 475 feet East from the West line of said NE¼SE¼, as set forth in microfilmed Instrument No. 28712, records of Gooding County, State of 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 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.

File No.: 678140GO (smb)

Joyce H. Allison
Joyce H. Allison, Trustee

Commission Expires: _____

* see attached ACK now ledgmt

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Orange
 On May 24, 2018 before me, Mary D. Ruscio, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Biles F. Allison and Joyue H. Allison
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mary D. Ruscio
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: May 1, 2018
 Number of Pages: three Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
301 Main Street
Gooding, ID 83330

Instrument # 261930
GOODING COUNTY, GOODING, IDAHO
05-30-2018 13:21:16 No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE - JEROME
DENISE GILL Fee: \$16.00
Ex-Officio Recorder Deputy: JM
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **679434GO (smb)**

Date: **May 23, 2018**

For Value Received, **Giles F. Allison and Joyce H. Allison, as Trustees of the Allison Family Trust initially created August 23, 1985 and Giles Fulton Allison, as sole member/manager of GFA Farm LLC, an Idaho limited liability company which was administratively dissolved on June 28, 2017**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Craig E. Shultz and Nicole S. Shultz, husband and wife as community property with right of survivorship**, hereinafter called the Grantee, whose current address is **17876 US Highway 30, Hagerman, ID 83332**, the following described premises, situated in **Gooding County, Idaho**, to-wit:

PARCEL NO. 1.:

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN GOODING COUNTY, IDAHO

Section 2: Part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ described as follows:

**Beginning at the Southeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section;
Thence Northwesterly along said right-of-way 839.6 feet more or less, to a point opposite of Station No. 236+81 of Project F 2361 (18);
Thence South 79° East (also of record as North 79° East), 224.7 feet more or less to the East boundary of said NW $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence South 829.0 feet more or less along the East boundary line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ to the TRUE POINT OF BEGINNING.**

EXCEPT therefrom the following tract:

**Beginning at the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section;
Thence East along the South line of said tract 1320 feet;
Thence North 592.83 feet;
Thence West 587.19 feet;
Thence South 85°35' West, 246.03 feet;
Thence North 64°48' West, 103.4 feet;
Thence South 88°22' West, 534.8 feet to the Easterly right-of-way of U.S. Highway No. 30, as now constructed;
Thence Southeasterly along said right-of-way 647.0 feet more or less to THE POINT OF BEGINNING.**

PARCEL NO. 2.:

TOWNSHIP 7 SOUTH, RANGE 13 EAST OF THE BOISE MERIDIAN GOODING COUNTY, IDAHO

**Section 2: A parcel of land located in the SE $\frac{1}{4}$, more particularly described as follows:
Commencing at the Southeast corner of said Section 2;**

Thence North 00°06'13" West along the East boundary of the SE $\frac{1}{4}$ of Section 2 for a distance of 1,318.47 feet to the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2;

Thence North 89°53'32" West along the North boundary of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2 for a distance of 1,280.73 feet to a point on an existing fence line and being THE TRUE POINT OF BEGINNING;

Thence South 00°33'52" East along the existing fence line for a distance of 46.43 feet to a point on the arc of the Easterly right-of-way boundary of Highway U.S. 30;

Thence Northwesterly along the arc of the Easterly right-of-way boundary of Highway U.S. 30 for a distance of 552.01 feet to the point of curve to a spiral curve, said arc having a radius of 3,869.72 feet and a long chord bearing and distance of North 12°50'12" West, 551.54 feet;

Thence along the arc of the spiral curve and parallel with the centerline of Highway U.S. 30 for a distance of 117.84 feet, said arc having a long chord bearing and distance of North 17°40'15" West, 117.84 feet;

Thence North 88°28'28" East for a distance of 167.20 feet;

Thence along the existing fence line on the following courses:

South 00°49'47" West, 160.83 feet;

South 11°54'00" West, 59.39 feet;

South 00°57'26" East, 85.00 feet;

South 00°45'18" East, 263.02 feet;

South 00°33'52" East, 41.15 feet to THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

Together with a road right-of-way for ingress and egress along the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and running a distance of approximately 829 feet North from the Southwest corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ and also a road right-of-way 25 feet in width and running parallel to the South boundary line of said property, described in Deed as set forth in microfilmed Instrument No. 29869, records of Gooding County, State of Idaho, a distance of approximately 475 feet East from the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, as set forth in microfilmed Instrument No. 28712, records of Gooding County, State of 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 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.

Date: 05/23/2018

Warranty Deed
- continued

File No.: 67943460 (smb)

Giles F. Allison and Joyce H. Allison, as Trustees
of the Allison Family Trust initially created
August 23, 1985


Giles F. Allison, Trustee


Joyce H. Allison, Trustee

GFA Farm LLC, an Idaho limited liability company

By: 
Name: Giles Fulton Allison
Title: Member/Manager

STATE OF California)
SS.
COUNTY OF Orange)

On this _____ day of May, 2018, before me, a Notary Public in and for said State, personally appeared **Giles Fulton Allison**, 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 **GFA Farm LLC, an Idaho limited liability company**, 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 California
Residing at: _____
Commission Expires: _____

STATE OF California)
SS.
COUNTY OF _____)

On this _____ day of May, 2018, before me, a Notary Public in and for said State, personally appeared **Giles F. Allison and Joyce H. Allison**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument as Trustees of the **The Allison Family Trust initially created August 23, 1985**, and acknowledged to me that they executed the same as such Trustees.

Notary Public of California
Residing at: _____
Commission Expires: _____

** see attached Acknowledgment*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange
On May 24, 2018 before me, Mary DiRuscio, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Giles F. Allison and Joyce H. Allison
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mary DiRuscio
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: May 23, 2018
Number of Pages: Three Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____



State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858

Phone: (208)736-3033 • Fax: (208)736-3037 • Website: www.idwr.idaho.gov

C.L. "Butch" Otter
Governor

Gary Spackman
Director

June 04, 2018

CRAIG E SHULTZ
NICOLE S SHULTZ
17876 HIGHWAY 30
HAGERMAN ID 83332-5403

Re: Change in Ownership for Water Right No(s): 36-51C, 36-51E, 36-8320 and 36-10314

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) 736-3033.

Sincerely,

Trish Fawcett
Technical Records Specialist

Enclosure(s)

c: First American Title Co. (File 678140GO)