

Received by JW Date 10-13-2017 Receipt No. 5036403 Receipt Amt. \$150-
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by _____ Processed by _____ Date _____

LINCOLN COUNTY
Recorded for:
TITLEONE - BURLEY
12:01:25 PM 10-10-2017
0000199041
No. Pages 9 Fee: \$15.00
BRENDA FARNWORTH
County Clerk
Deputy: CS
Electronically Recorded by Simplifile

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged **MICHELLE RICHER STENNETT**, an unmarried woman, the "Grantor", hereby grants, bargains, sells, and conveys unto **THE ALTON & PAULA HUYSER TRUST, dated April 1, 2001, as restated on May 29, 2008**, Alton Huyser and Paula Huyser, Trustees, whose address is P.O. Box 741, Shoshone, Idaho, 83352, the "Grantee", the following described premises located in Lincoln County, Idaho, to wit:

PARCELS OF LAND LOCATED IN TOWNSHIP 5 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, LINCOLN COUNTY, IDAHO, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 25:

PARCEL NO. 1

Commencing at the Southwest corner of said Section 25 from which the West One Quarter (W¹/₄) corner of Section 25 bears North 00°43'44" East, 2678.31 feet, said Southwest corner of Section 25 being THE TRUE POINT OF BEGINNING;

Thence North 00°43'44" East along the West boundary of the SW¹/₄ of Section 25 for a distance of 592.72 feet to a point on the South boundary of the Shoshone Fruit Tract #3 Subdivision, said point being on the arc of a curve right;

Thence Southeasterly along the South boundary of the Shoshone Fruit Tract #3 Subdivision and along the arc of the curve right for a distance of 546.05 feet, said arc having a radius of 1580.00 feet and a chord bearing and distance of South 89°26'17" East, 543.33 feet;

Thence North 60°00'30" East along the South boundary of the Shoshone Fruit Tract #3 Subdivision for a distance of 826.29 feet;

Thence North 08°23'28" West along the East boundary of the Fruit Tract #3 Subdivision for a distance of 16.50 feet to a point on the Westerly boundary of a 150.00 foot wide strip of land deeded to the United States of America by Instrument #67906, said point being on the arc of a curve right;

Thence Southeasterly along the Westerly boundary of the United States of America parcel and along the arc of the curve right for a distance of 70.88 feet, said arc having a radius of 212.94 feet and a chord bearing and distance of South 18°07'39" East, 70.56 feet;

Thence South 08°35'29" East along the Westerly boundary of the United States of America parcel for a distance of 72.30 feet to the point of curvature of a curve left;

Thence Southeasterly along the Westerly boundary of the United States of America parcel and along the arc of the curve left for a distance of 373.12 feet, said arc having a radius of 791.78 feet and a chord bearing and distance of South 22°05'29" East, 369.67 feet;

Thence South 35°35'29" East along the Westerly boundary of the United States of America parcel for a distance of 679.66 feet to a point on the South boundary of the SW¼ of Section 25; Thence North 89°27'59" West along the South boundary of the SW¼ of Section 25 for a distance of 1831.51 feet to THE TRUE POINT OF BEGINNING.

SUBJECT TO:

1. An easement to the Big Wood Canal Company for the use and maintenance of that part of the Milner-Gooding canal along the Northeasterly boundary of the before described parcel that lies outside the United States of America parcel.

AND

Commencing at the South One Quarter (S¼) corner of said Section 25 from which the Southwest corner of Section 25 bears North 89°27'59" West, 2696.68 feet, said South One Quarter (S¼) corner of Section 25 being THE TRUE POINT OF BEGINNING;

Thence North 89°27'59" West along the South boundary of the SW¼ of Section 25 for a distance of 679.46 feet to a point on the Easterly boundary of a 150.00 foot wide strip of land deeded to the United States of America by Instrument #67906;

Thence North 35°35'29" West along the Easterly boundary of the United States of America parcel for a distance of 789.14 feet to the point of curvature of a curve right;

Thence Northwesterly along the Easterly boundary of the United States of America parcel and along the arc of the curve right for a distance of 302.43 feet, said arc having a radius 641.78 feet and a chord bearing and distance of North 22°05'29" West, 299.64 feet;

Thence North 08°35'29" West along the Easterly boundary of the United States of America parcel for a distance of 72.30 feet to the point of curvature of a curve left;

Thence Northwesterly along the Easterly boundary of the United States of America parcel and along the arc of the curve left for a distance of 244.51 feet, said arc having a radius of 362.94 feet and a chord bearing and distance of North 27°53'29" West, 239.91 feet;

Thence North 47°11'29" West along the Easterly boundary of the United States of America parcel for a distance of 213.85 feet to a point on the South boundary of the NW¼SW¼ of Section 25;

Thence North 89°31'13" West along the North boundary of the United States of America parcel and South boundary of the NW¼SW¼ of Section 25 for a distance of 276.00 feet to a point on the Northeasterly boundary of the Shoshone Fruit Tract #3 Subdivision;

Thence along the Northeasterly boundary of the Shoshone Fruit Tract #3 Subdivision on the following courses:

North 56°14'15" West, 76.16 feet;

North 54°21'37" West, 178.01 feet;

North 51°03'45" West, 457.10 feet to the Northeast corner of the Shoshone Fruit Tract #3 Subdivision;

North 44°34'32" West, 196.53 feet;

North 35°50'52" East, 78.35 feet;

North 44°33'22" West, 243.89 feet;

North 43°36'18" West, 50.51 feet to a point on the West boundary of the NW¼SW¼ of Section 25;

Thence North 00°43'44" East along the West boundary of the NW¼SW¼ of Section 25 for a distance of 499.20 feet to the West One Quarter (W¼) corner of Section 25;

Thence South 89°34'29" East along the North boundary of the NW¼SW¼ of Section 25 for a distance of 1335.49 feet to the Northeast corner of the NW¼SW¼ of Section 25;

Thence South 00°27'14" West along the East boundary of the NW¼SW¼ of Section 25 for a distance of 1340.41 feet to the Northwest corner of the SE¼SW¼ of Section 25;

Thence South 89°31'13" East along the North boundary of the SE¼SW¼ of Section 25 for a distance of 1341.91 feet to the Northeast corner of the SE¼SW¼ of Section 25;

Thence South 00°10'47" West along the East boundary of the SE¼SW¼ of Section 25 for a distance of 1341.69 feet to THE TRUE POINT OF BEGINNING.

SUBJECT TO:

1. An easement to the Big Wood Canal Company for the use and maintenance of that part of the Milner-Gooding canal along the Southwesterly boundary of the before described parcel that lies outside the United States of America parcel.

SECTION 26:

PARCEL NO. 2

Commencing at the East One Quarter (E¼) corner of said Section 26 from which the Southeast corner of Section 26 bears South 00°43'44" West, 2678.31 feet, said East One Quarter (E¼) corner of Section 26 being THE TRUE POINT OF BEGINNING;

Thence South 00°43'44" West along the East boundary of the SE¼ of Section 26 for a distance of 499.20 feet to a point on the Northeasterly boundary of the Shoshone Fruit Tract #3 Subdivision;

Thence along the following courses:

North 43°36'18" West, 64.55 feet;

North 32°52'29" West, 125.00 feet;

North 26°26'45" West, 295.66 feet;

North 37°26'07" West, 66.64 feet;

North 48°10'45" West, 40.56 feet to a point on the North boundary of the SE¼ of Section 26;

Thence North 89°30'26" East along the North boundary of the SE¼ of Section 26 for a distance of 321.13 feet to THE TRUE POINT OF BEGINNING.

SUBJECT TO:

1. An easement to the Big Wood Canal Company for the use and maintenance of the Milner-Gooding canal along the Southwesterly boundary of the before described parcel.

PARCEL NO. 3

Commencing at the Southeast corner of said Section 26 from which the South One Quarter (S¼) corner of Section 26 bears North 89°24'38" West, 2696.70 feet, said Southeast corner of Section 26 being THE TRUE POINT OF BEGINNING;

Thence North 89°24'38" West along the South boundary of the SE¼ of Section 26 for a distance of 982.77 feet to a point on the Southerly boundary of the Shoshone Fruit Tract #3 Subdivision;

Thence along the Southerly boundary of the Shoshone Fruit Tract #3 Subdivision on the following courses:

North 40°55'03" East, 233.43 feet;

North 52°44'36" East, 200.00 feet to the point of curvature of a curve right;

Northeasterly along the arc of the curve right for a distance of 742.48 feet to a point on the East boundary of the SE¼ of Section 26, said arc having a radius of 1580.00 feet and a chord bearing and distance of North 67°11'56" East, 735.67 feet;

Thence South 00°43'44" West along the East boundary of the SE¼ of Section 26 for a distance of 592.72 feet to THE TRUE POINT OF BEGINNING.

SECTION 35:

PARCEL NO. 4

Commencing at the East One-Quarter (E¼) corner of said Section 35 from which the Southeast corner of Section 35 bears South 00°22'38" East, 2670.30 feet, said East One Quarter (E¼) corner of Section 35 being THE TRUE POINT OF BEGINNING;

Thence South 00°22'38" East along the East boundary of the SE¼ of Section 35 for a distance of 1335.15 feet to the Southeast corner of the NE¼SE¼ of Section 35;

Thence North 89°56'38" West along the South boundary of the NE¼SE¼ of Section 35 for a distance of 920.40 feet;

Thence North 10°06'11" West for a distance of 1706.96 feet;

Thence North 73°36'54" West for a distance of 1060.59 feet to a point on the East right of way boundary of State Highway #75;

Thence North 03°57'04" East along the East right of way boundary of State Highway #75 for a distance of 631.21 feet to a point on the South boundary of the Shoshone Fruit Tract #3 Subdivision;

Thence South 85°25'51" East along the South boundary and extended South boundary of the Shoshone Fruit Tract Subdivision #3 for a distance of 973.54 feet;

Thence South 10°15'13" East for a distance of 533.33 feet;

Thence South 43°23'50" East for a distance of 402.70 feet;

Thence South 89°59'58" East for a distance of 846.27 feet to a point on the East boundary of the SE¼NE¼ of Section 35;

Thence South 00°29'33" West along the East boundary of the SE¼NE¼ of Section 35 for a distance of 380.19 feet to THE TRUE POINT OF BEGINNING.

PARCEL NO. 5

Commencing at the Northeast corner of said Section 35 from which the North One Quarter (N $\frac{1}{4}$) corner of Section 35 bears North 89°24'38" West, 2696.70 feet, said Northeast corner of Section 35 being THE TRUE POINT OF BEGINNING;

Thence South 00°29'33" West along the East boundary of the NE $\frac{1}{4}$ of Section 35 for a distance of 2297.59 feet;

Thence North 89°59'58" West for a distance of 608.28 feet;

Thence North 00°00'02" East for a distance of 93.07 feet;

Thence North 14°12'21" West for a distance of 147.27 feet;

Thence South 84°43'13" West for a distance of 177.16 feet;

Thence South 05°16'47" East for a distance of 114.63 feet;

Thence South 77°30'31" East for a distance of 160.14 feet;

Thence South 00°00'02" West for a distance of 70.75 feet;

Thence North 89°59'58" West for a distance of 192.34 feet;

Thence North 43°23'50" West for a distance of 402.70 feet;

Thence North 10°15'13" West for a distance of 533.33 feet;

Thence North 85°25'51" West for a distance of 150.00 feet to the Southeast corner of the Shoshone Fruit Tract #3 Subdivision;

Thence along the Southeasterly boundary of the Shoshone Fruit Tract #3 Subdivision on the following courses:

North 29°32'01" West, 85.43 feet;

North 11°04'52" West, 213.01 feet;

North 05°12'20" West, 288.73 feet;

North 21°19'07" East, 280.33 feet;

North 19°25'31" East, 394.79 feet;

North 46°54'32" East, 312.01 feet;

North 40°55'03" East, 80.35 feet to a point on the North boundary of the NE $\frac{1}{4}$ of Section 35;

Thence South 89°24'38" East along the North boundary of the NE $\frac{1}{4}$ of Section 35 for a distance of 982.77 feet to THE TRUE POINT OF BEGINNING.

PARCEL NO. 6

Commencing at the Northeast corner of said Section 35 from which the North One Quarter (N $\frac{1}{4}$) corner of Section 35 bears North 89°24'38" West, 2696.70 feet;

Thence from the Northeast corner of Section 35, South 00°29'33" West along the East boundary of the NE $\frac{1}{4}$ of Section 35 for a distance of 2297.59 feet;

Thence North 89°59'58" West for a distance of 608.28 feet to THE TRUE POINT OF BEGINNING;

Thence continuing North 89°59'58" West for a distance of 45.65 feet;

Thence North 00°00'02" East for a distance of 70.75 feet;

Thence North 77°30'31" West for a distance of 160.14 feet;

Thence North 05°16'47" West for a distance of 114.63 feet;

Thence North 84°43'13" East for a distance of 177.16 feet;

Thence South 14°12'21" East for a distance of 147.27 feet;
Thence South 00°00'02" West for a distance of 93.07 feet to THE TRUE POINT OF BEGINNING.

SECTION 36:

PARCEL NO. 7

Commencing at the North One Quarter (N¼) corner of said Section 36 from which the Northwest corner of Section 36 bears North 89°27'59" West, 2696.68 feet, said North One Quarter (N¼) corner of Section 36 being THE TRUE POINT OF BEGINNING;
Thence South 00°23'31" West along the East boundary of the NW¼ of Section 36 for a distance of 605.50 feet to a point on the Northeasterly boundary of a 150.0 foot wide strip of land deeded to the United States of America by Instrument #67906;
Thence North 71°04'29" West along the Northeasterly boundary of the parcel deeded to the United States of America for a distance of 241.66 feet to the point of curvature of a curve right;
Thence Northwesterly along the Northeasterly boundary of the parcel deeded to the United States of America and along the arc of the curve right for a distance of 176.04 feet, said arc having a radius of 284.26 feet and a chord bearing and distance of North 53°19'59" West, 173.24 feet;
Thence North 35°35'29" West along the Northeasterly boundary of the parcel deeded to the United States of America for a distance of 528.76 feet to a point on the North boundary of the NW¼ of Section 36;
Thence South 89°27'59" East along the North boundary of the NW¼ of Section 36 for a distance of 679.46 feet to THE TRUE POINT OF BEGINNING.

AND

Commencing at the Northwest corner of said Section 36 from which the North One Quarter (N¼) corner of Section 36 bears South 89°27'59" East, 2696.68 feet, said Northwest corner of Section 36 being THE TRUE POINT OF BEGINNING;
Thence South 89°27'59" East along the North boundary of the NW¼ of Section 36 for a distance of 1831.51 feet to a point on the Southwesterly boundary of a 150.00 foot wide strip of land deeded to the United States of America by Instrument #67906;
Thence South 35°35'29" East along the Southwesterly boundary of the United States of America parcel for a distance of 638.24 feet to the point of curvature of a curve left;
Thence Southeasterly along the Southwesterly boundary of the United States of America parcel and along the arc of the curve left for a distance of 268.94 feet, said arc having a radius of 434.26 feet and a chord bearing and distance of South 53°19'59" East, 264.66 feet;
Thence South 71°04'29" East along the Southwesterly boundary of the United States of America parcel for a distance of 291.94 feet to a point on the East boundary of the W½ of Section 36;
Thence South 00°23'31" West along the East boundary of the W½ of Section 36 for a distance of 3231.76 feet to the Southeast corner of the N½SW¼ of Section 36;

Thence North 89°50'10" West along the South boundary of the N½SW¼ of Section 36 for a distance of 2683.47 feet to the Southwest corner of the N½SW¼ of Section 36;
Thence North 00°22'38" West along the West boundary of the N½SW¼ of Section 36 for a distance of 1335.15 feet to the West One Quarter (W¼) corner of Section 36;
Thence North 00°29'33" East along the West boundary of the NW¼ of Section 36 for a distance of 2677.78 feet to THE TRUE POINT OF BEGINNING.

SUBJECT TO:

1. An easement to the Big Wood Canal Company for the use and maintenance of that part of the Milner-Gooding canal that lies outside the United States of America parcel.

Together with all water rights appurtenant thereto.

(The foregoing real property and water rights are referred to below as "the Property".)

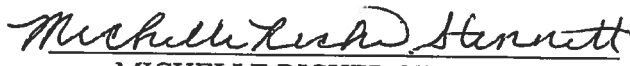
TO HAVE AND TO HOLD, unto Grantee, its successors and assigns forever.

SUBJECT TO the following: (a) general taxes and assessments, which are not yet due and payable; and (b) the encumbrances, easements, restrictions and matters set forth on EXHIBIT A attached hereto and incorporated herein (collectively the "Permitted Exceptions").

Grantor warrants that she is the owner in fee simple of the Property; that she has not conveyed any interest in the Property to any person other than Grantee; that the Property is free from all encumbrances created or suffered by Grantor, except for the Permitted Exceptions; and that Grantor will warrant and defend the same against all lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the parties have executed the within instrument as of the 10 day of October, 2017.

"GRANTOR"

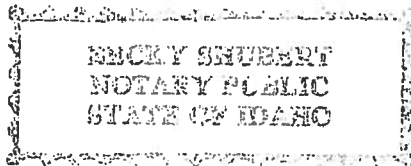

MICHELLE RICHER STENNETT

STATE OF IDAHO)

County of Gooding ^{ss:})

On this 10th day of October, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHELLE RICHER STENNETT, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.



Emily Shubert
NOTARY PUBLIC for Idaho
Residing at: Gooding ID
Commission Expires: 02-23-2023

EXHIBIT A

1. Taxes and assessments for 2017 and subsequent years.
2. Right-of-way for canals, laterals and waste ditches and the rights of access thereto for maintenance of said Big Wood Canal Company.
3. Right of way for ditches, tunnels, telephone and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
4. Terms and provisions contained in Decree by and between Lee J. Mott and Idaho Irrigation Company, Limited, a corporation and Charles W. Dill and Elley M. Dill, et al
Purpose: right of way of the Gooding-Mott ditch
Recorded: June 17, 1916 in Book 3 Page 382
5. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: September 17, 1931
Book 4 at Page(s) 468
Instrument No. 67943
6. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: August 22, 1955
Book 5 at Page(s) 556
Instrument No.: 103698
7. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded March 28, 1962 as Instrument No. 112588.
8. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company, a corporation
Purpose: Public Utilities
Recorded: May 3, 1974
Instrument No.: 128805
9. Easements as set forth in Quitclaim Deed
Recorded: February 26, 2014
Instrument No.: 0000-194598
10. All matters, and any rights, easements, interests or claims as disclosed by Survey recorded April 1, 2013 as Instrument No. 193132 through 193135