

DAVES

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 01 2016

Department of Water Resources
Eastern Region

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
35-7680 <i>OK</i>	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: David Wahlen
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Val Wahlen Lori Wahlen
New owner(s) as listed on the conveyance document Name connector ☒ and ☐ or ☐ and/or
- 1352 S 2700 W Aberdeen ID 83210
Mailing address City State ZIP
- 208-221-0050 vwahlen@hotmail.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☒ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: _____
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☐ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: *Val Wahlen* _____ 02-26-2016
 Signature of new owner/claimant Title, if applicable Date

Signature: *Lori Wahlen* _____ _____
 Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by *JB* Date 3/1/2016 Receipt No. E041875 Receipt Amt. \$75. -

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 *JB* Processed by *JB* Date 4/8/2016

34744A

DAVES

528428

BINGHAM COUNTY RECORDER
BLACKFOOT IDAHO
FEE 900 CK DEP HP
+1 83410
2003 JUN 25 PM 12:15

**QUITCLAIM DEED
(INCLUDING AFTER-ACQUIRED PROPERTY)**

RECORDED AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY

FOR VALUE RECEIVED, Washington Mutual Bank (hereinafter "Grantor") does by these presents convey, remise, release and forever quitclaim unto Val F. Wahlen and Lori Wahlen, husband and wife (hereinafter "Grantee"), whose mailing address is 2700 West 1352 South, Aberdeen, Idaho 83210, all right, title and interest which Grantor now has or may hereafter acquire in the real property situated in the County of Bingham, State of Idaho, as more particularly described on EXHIBIT "A" attached hereto and by this reference incorporated herein.

TOGETHER WITH all right, title and interest which Grantor now has or may hereafter acquire in the rights of way, easements, tenements, hereditaments, water rights and appurtenances thereunto belonging, reversion and reversions, remainder and remainders rents, issues and profits thereof.

TO HAVE AND TO HOLD the same unto the Grantee and to their successors and assigns forever.

IN WITNESS WHEREOF, this Quitclaim Deed has been duly executed by and on behalf of Grantor this 19 day of June, 2003.

WASHINGTON MUTUAL BANK

By: [Signature]
Name: Terry Bedonko
Title: Vice President
(a duly authorized officer)

EXHIBIT "A"

Legal Description of Real Property

TRACT C

Township 4 South, Range 31 E.B.M., Bingham County, Idaho

Section 25: W $\frac{1}{2}$ NW $\frac{1}{4}$, EXCEPTING THEREFROM: Beginning at the NW corner of said Section 25; thence Southerly 540 feet, more or less, to the N. bank of a small irrigation ditch; thence N. 88°48'00" E. along the N. bank of said ditch a distance of 325 feet; thence N. 00°31'00" W. a distance of 542 feet, more or less, to a point on the N. Section line of said Section 25; thence W. along said Section line 337.8 feet to the Point of Beginning; ALSO EXCEPTING THEREFROM: Beginning at a Highway right-of-way marker on the S. line of State Highway 39 that is E. along the Section line 1,325.45 feet and S. 00°02'30" W. 21.1 feet from the NW corner of said Section 25; and running thence S. 00°02'30" E. 263.64 feet; thence N. 89°44'06" W. 996.14 feet, more or less, to the E. line of the School property; thence N. 00°31'00" W. 258.35 feet, more or less, to the S. line of State Highway 39; thence N. 89°51'34" E. 986.1 feet, more or less, to the Point of Beginning.

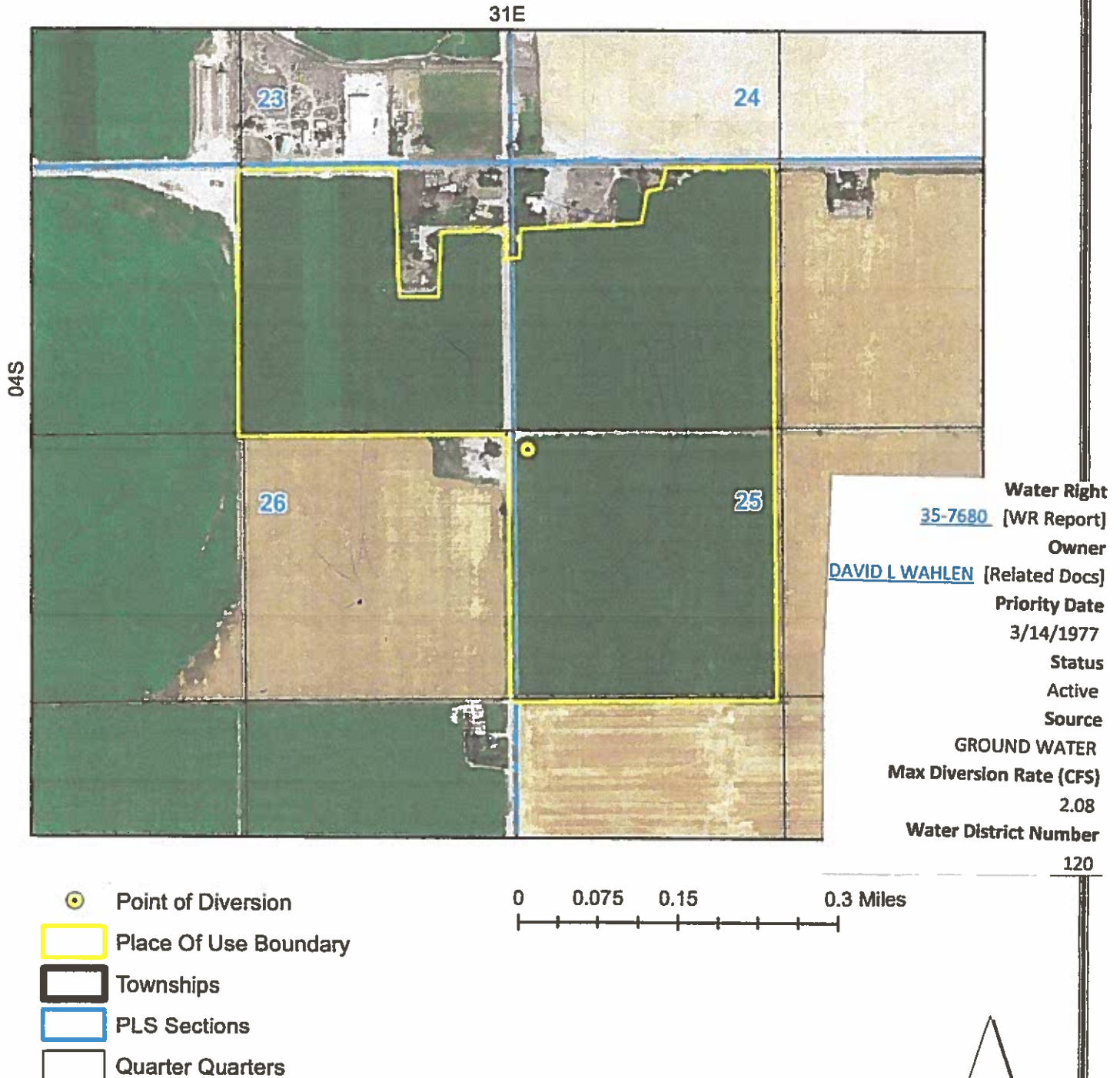
528428

DAVES

State of Idaho
Department of Water ResourcesWater Right
35-7680

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.





State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region, 900 North Skyline Drive, Suite A • Idaho Falls, Idaho 83402-1718

Phone: (208) 525-7161 • Fax: (208) 525-7177 • Web Site: www.idwr.idaho.gov

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Interim Director

June 17, 2011

The Bank of Commerce
C/O Western AgCredit
10980 South Jordan Gateway
PO Box 95850
South Jordan UT 84095-0850

RE: Notice of Security Interest in a Water Right 35-2283, 35-2359, 35-2591C, 35-2191D, 35-2647A, 35-4039, 35-2469, 35-7019, 35-7518, 35-7519, 35-7680, 35-7612, 35-7830, 35-13850 & 35-13852

DAVES

Dear Water Right Holder(s):

The department acknowledges receipt of correspondence adding a security interest to the above referenced water right(s) to you. The department has modified its records to reflect the security interest and has enclosed a computer-generated report for your records.

Updating the security interest record for a water right does not reconfirm the validity of the right. When processing an security interest notice, the department does not review the history of water use to determine if the right has been deliberately abandoned or forfeited 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 Sections 42-222 and 42-223, Idaho Code.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,


Jonie Barg
Technical Records Specialist

Enclosure

cc: Val Wahlen
Lori Wahlen
Stroschein Ranches Inc

EXHIBIT "A"

DISTRICT COURT
SEVENTH JUDICIAL DISTRICT
BLACKFOOT, IDAHO

2002 DEC -6 PM 1:54

BINGHAM COUNTY RECORDER
BLACKFOOT, IDAHO
FEE 21.00 DEPOSIT 77.20

2002 NOV 29 PM 3:00

RECORDED AT THE REQUEST OF

Hawley Troxell Ennis & H. all

CASE #
Sheila R. Schwager, ISB No. 5059 JUDIE HANLTON CLERK
Paula Landholm Kluksdal, ISB No. 5629
HAWLEY TROXELL ENNIS & HAWLEY LLP DEPUTY
877 Main Street, Suite 1000
P.O. Box 1617
Boise, ID 83701-1617
Telephone: (208) 344-6000 519755
Facsimile: (208) 342-3829

Attorneys for Defendant, Washington Mutual Bank
formerly known as Western Bank,
a division of Washington Mutual Bank

IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT
OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF BINGHAM

THE EQUITABLE LIFE ASSURANCE SOCIETY OF)
THE UNITED STATES, a New York corporation,)

Plaintiff,)

vs.)

DAVID L. WAHLEN, aka DAVID LEE WAHLEN, and)
COLETTE V. WAHLEN, husband and wife;)
WESTERN BANK, a division of Washington Mutual)
Bank; STATE OF IDAHO, Department of Labor; J. R.)
SIMPLIT COMPANY; LEONARD SOREN)
CORNFORTH, through his Personal Representative,)
Starli Cornforth; BINGHAM COOPERATIVE,)
INCORPORATED; STATE OF IDAHO, Department of)
Revenue and Taxation; THE UNITED STATES OF)
AMERICA, acting through the Department of the)
Treasury, Internal Revenue Service; and AG)
ACCEPTANCE CORPORATION, a subsidiary of Ag)
Services of America, Inc.,)

Defendants.)

Casc No. CV-01-1976

CERTIFICATE OF SALE

DEC 9 2002

UNDER AND BY VIRTUE OF the Amended Order For Judgment and Decree of Foreclosure and Order of Sale filed in the above-entitled Court on October 10, 2002, and the Writ of Execution (Order of Sale) which was issued by the above-entitled Court on October 16, 2002, which were directed and delivered to me as Sheriff of the County of Bingham, State of Idaho, whereby I was commanded to sell the real property situate in Bingham County, Idaho and the interest of the Plaintiff, Washington Mutual Bank, fka Western Bank, a division of Washington Mutual Bank ("Washington Mutual") and in favor of Washington Mutual as assignee of The Equitable Life Assurance Society of the United States, a New York corporation in and to the real property, all of which was described in said Amended Order for Judgment and Decree of Foreclosure and Order of Sale and which is more particularly described on Exhibit "A" attached hereto and made a part hereof, hereinafter referred to as "Subject Property," and to apply the proceeds of the sale towards payment of the judgment amount, costs and interest thereon, as specified in said Amended Order for Judgment and Decree of Foreclosure and Order of Sale. I, C. Dayle Holm, Sheriff of Bingham County, State of Idaho, do hereby certify the following:

1. On November 21, 2002, at 10:00 a.m. of said day, at public auction, according to law, after due and legal notice given, at the front door of the Bingham County Courthouse, Blackfoot, Idaho, I duly sold said Subject Property to the Plaintiff, Washington Mutual, whose address is 199 N. Capitol Blvd., Ste. 501, Boise, ID 83702, for the sum of \$ 140,000⁰⁰, said party being the highest bidder and said sum being the highest price bid at said sale; and

2. That the sum of \$ 140,000⁰⁰ was the entire price paid for said Subject Property; and

3. That said Subject Property is subject to a right of redemption to and including November 20, 2003.

DATED THIS 21st day of November, 2002.

By: C. Dayle Holm
C. Dayle Holm
Sheriff of Bingham County
State of Idaho

STATE OF IDAHO)
County of Bingham) ss.

On this 21st day of November, 2002, before me, Marjorie Anderson
Notary Public in and for said State, personally appeared C. Dayle Holm, known or identified to me to be the person whose name is subscribed to the foregoing instrument as the Sheriff of Bingham County, Idaho, and acknowledged to me that he executed the same.

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

Marjorie Anderson
Notary Public for Idaho
Residing at 501 N. Maple Blackfoot
My commission expires 1-14-04

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this ____ day of November, 2002, I caused to be served a true copy of the foregoing CERTIFICATE OF SALE by the method indicated below, and addressed to each of the following:

Paul F. Kime
State of Idaho
317 West Main Street
Boise, ID 83735

____ U.S. Mail, Postage Prepaid
____ Hand Delivered
____ Overnight Mail
____ Telecopy

Warren W. Derbidge
United States Attorney
P.O. Box 32
Boise, ID 83707

____ U.S. Mail, Postage Prepaid
____ Hand Delivered
____ Overnight Mail
____ Telecopy

Jared M. Harris
Baker & Harris
P.O. Box 577
Blackfoot, ID 83221

____ U.S. Mail, Postage Prepaid
____ Hand Delivered
____ Overnight Mail
____ Telecopy

Scott H. Hansen
Blaser, Sorensen & Hansen Chartered
285 NW Main
P.O. Box 1047
Blackfoot, ID 83221

____ U.S. Mail, Postage Prepaid
____ Hand Delivered
____ Overnight Mail
____ Telecopy

Theodore V. Spangler, Jr.
State of Idaho
Deputy Attorney General
800 Park, Paza IV
P.O. Box 36
Boise, ID 83722-0410

____ U.S. Mail, Postage Prepaid
____ Hand Delivered
____ Overnight Mail
____ Telecopy

Brent Robinson
Ling Robinson
615 H Street
P.O. Box 396
Rupert, ID 83350

____ U.S. Mail, Postage Prepaid
____ Hand Delivered
____ Overnight Mail
____ Telecopy

Stephen J. Blaser
Blaser, Sorensen & Hansen Chartered
285 NW Main
P.O. Box 1047
Blackfoot, ID 83221

____ U.S. Mail, Postage Prepaid
____ Hand Delivered
____ Overnight Mail
____ Telecopy

AG Services of America, Inc.
P.O. Box 668
Cedar Falls, IA 50613

L.D. Fitzgerald, Trustee
P.O. Box 6199
Pocatello, ID 83205

United States Trustee
P.O. Box 110
Boise, ID 83701

☐ U.S. Mail, Postage Prepaid
☐ Hand Delivered
☐ Overnight Mail
☐ Telecopy

☐ U.S. Mail, Postage Prepaid
☐ Hand Delivered
☐ Overnight Mail
☐ Telecopy

☐ U.S. Mail, Postage Prepaid
☐ Hand Delivered
☐ Overnight Mail
☐ Telecopy

Paula Landholm Kluksdal

LEGAL DESCRIPTION
David L. and Colette V. Wahlen

Tract A:

Township 4 South, Range 32 E.B.M., Bingham County, Idaho, Section 10:

NE $\frac{1}{4}$, EXCEPTING THEREFROM: Beginning at a point that is N. 89° 39'00" W. 1326.85 feet along the S. line of said Section 10 from the SE corner of Section 10, and N. 89° 39'00" W. 34.75 feet along the said Section line; and N. 01° 50'35" W. 2644.55 feet to the East-West centerline of said Section and the true point of beginning of this exception, running thence W. 180 feet; thence N. 184 feet; thence E. 496 feet; thence S. 184 feet; thence W. to the point of beginning.

ALSO a road right-of-way described as follows:

Commencing at the SE corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10, thence N. 160 rods; thence E. 1 $\frac{1}{2}$ rods to the place of beginning, EXCEPTING THEREFROM: Highway right-of-way along the S. part of said Road.

ALSO: A portion of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 10, Township 4 South, Range 32 E.B.M., Bingham County, Idaho, described as: Beginning at a point that is N. 89° 39'00" W. 1326.85 feet along the S. line of said Section 10 from the SE corner of Section 10; and running thence N. 89° 39'00" W. 34.75 feet along the said Section line; thence N. 01° 50'35" W. 2644.55 feet to the East-West centerline of said Section 10; thence N. 184 feet, through a farm yard, thence E 34.75 feet; thence S. 184 feet, more or less, to the East-West centerline of said Section 10; thence S. 01° 50'35" E. 2644.50 feet to the point of beginning, EXCEPTING THEREFROM: Commencing at the SE corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10, thence N. 160 rods; thence W. 1 $\frac{1}{2}$ rods; thence S. 160 rods; thence E. 1 $\frac{1}{2}$ rods to the place of beginning.

EXHIBIT A

D.L.W.
C.V.W.

LEGAL DESCRIPTION
David L. Wahlen & Collette V. Wahlen

The Land description continued:

TRACT B:

Township 4 South, Range 32 E.B.M., Bingham County, Idaho

Section 3: ~~SE/4SW/4~~

Section 9: ~~SE/4NE/4; NE/4SE/4; excepting therefrom: Beginning at a point 170 feet W. of the SE corner of the NE/4SE/4 of said Section 9, and running thence N. 16 rods; thence W. 15 rods; thence S. 16 rods; thence E. 15 rods to the point of beginning.~~

Section 10: ~~NE/4NW/4~~

TRACT C:

Township 4 South, Range 31 E.B.M., Bingham County, Idaho

Section 25: ~~W/4NW/4, EXCEPTING THEREFROM:~~ Beginning at the NW corner of said Section 25; thence Southerly 540 feet, more or less, to the N. bank of a small irrigation ditch; thence N. 88°48'00" E. along the N. bank of said ditch a distance of 325 feet; thence N. 00°31'00" W. a distance of 542 feet, more or less, to a point on the N. Section line of said Section 25; thence W. along said Section line 337.8 feet to the Point of Beginning; ALSO ~~EXCEPTING THEREFROM:~~ Beginning at a Highway right-of-way marker on the S. line of State Highway 39 that is E. along the Section line 1,325.45 feet and S. 00°02'30" W. 21.1 feet from the NW corner of said Section 25; and running thence S. 00°02'30" E. 263.64 feet; thence N. 89°44'06" W. 996.14 feet, more or less, to the E. line of the School property; thence N. 00°31'00" W. 258.35 feet, more or less, to the S. line of State Highway 39; thence N. 89°51'34" E. 986.1 feet, more or less, to the Point of Beginning.

4

518211

BINGHAM COUNTY RECORDER
BLACKFOOT, IDAHO
CUT # 5869
FEE 6.00

522160

2003 FEB -3 AM 11:26

523613

RECORDED AT THE REQUEST OF
Val Wahlen
2700 W 1352 S
Aberdeen ID 83210

WARRANTY DEED

FOR VALUE RECEIVED, Harold Claunch and Ethel Claunch, husband and wife, of 2509 West 1000 South, Aberdeen, Idaho, (hereinafter "Grantors"), do hereby grant, bargain, sell and convey unto Val Wahlen and Lori Wahlen, husband and wife, whose address is 1352 South 2700 West, Aberdeen, Idaho 83210 (hereinafter "Grantees"), the following described premises in Bingham County, Idaho:

*Reuben H. Claunch, aka Harold Claunch & Ethel P. Claunch, Val F. Wahlen

H.C.

E.P.

VW

NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 26, Township 4 South, Range 31 East,
Boise Meridian, EXCEPTING the following description
containing 7.4 acres more or less:

Beginning at the Northeast corner of said
Section 26, and running thence S 00° 04' 00" W
607.41 feet along said Section line;

Thence S 89° 42' 33" W 528.95 feet;

Thence N 00° 20' 59" W 607.41 feet along the
prolongation of a fence line;

Thence N 89° 42' 37" E along the North line of
said Section 26 to the Northeast corner of said
Section 26.

RECORDED AT THE REQUEST OF
Val Wahlen
2700 W 1352 S
Aberdeen ID 83210
2003 MAR -7 AM 11:21

BINGHAM COUNTY RECORDER
BLACKFOOT, IDAHO
CUT # 5869
FEE 6.00

TO HAVE AND TO HOLD said premises, with their appurtenances, including all gas, oil and mineral rights, unto the Grantees, their heirs and assigns forever. Grantors covenant to and with Grantees that they are the owners in fee simple of said premises, that the premises are free from all encumbrances and that Grantors will warrant and defend the same from all lawful claims whatsoever.

DATED this 28th day of January, 2003.

REUBEN H. CLAUNCH

Harold Claunch
HAROLD CLAUNCH

ETHEL P. CLAUNCH

Ethel Claunch
ETHEL CLAUNCH

STATE OF IDAHO)

: ss

Count of Bingham)

On this 28th day of January, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Harold Claunch and Ethel Claunch, known to me to be the persons whose names are subscribed to the foregoing and acknowledged to me that they executed the same.

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




NOTARY PUBLIC FOR IDAHO
Residing at: Ashton
Commission Expires: 2.13.08




Residing at: Ashton
Commission Expires: 2.13.08
Dated 3.5.03

522160

523613

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
168 West Pacific Street/PO Box 868
Blackfoot, ID 83221

Instrument # 652592
BINGHAM COUNTY, IDAHO
2013-09-05 01:43:22 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - BLACKFO
SARA J. STAUB Fee: \$13.00
Ex-Officio Recorder Deputy CMiles
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 477582-B (Id)

Date: September 5, 2013

For Value Received, Reuben Harold Claunch who also appears of record as Rueben Harold Claunch and Ethel P. Claunch, husband and wife, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto Val Wahlen and Lori Wahlen, husband and wife, hereinafter called the Grantee, whose current address is 1352 South 2700 West, Aberdeen, ID 83210, the following described premises, situated in Bingham County, Idaho, to-wit:

TOWNSHIP 4 SOUTH, RANGE 31 E.B.M., BINGHAM COUNTY, IDAHO
SECTION 26: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 26, AND RUNNING
THENCE S. 00°04'00" W. 607.41 FEET ALONG SAID SECTION LINE; THENCE S. 89°42'33" W.
528.95 FEET; THENCE N. 00°20'59" W. 607.41 FEET ALONG THE PROLONGATION OF A FENCE
LINE; THENCE N. 89°42'37" E. ALONG THE NORTH LINE OF SAID SECTION 26 TO THE
NORTHEAST CORNER OF SAID SECTION 26.

EXCEPT: BEGINNING AT THE NE CORNER AND RUNNING THENCE WEST 412 FEET; THENCE
SOUTH 165 FEET; THENCE EAST 412 FEET; THENCE NORTH 165 FEET TO THE POINT OF
BEGINNING.

ALSO EXCEPT: BEGINNING AT A POINT 165 FEET SOUTH OF THE NORTHEAST CORNER OF
THE NE¼NE¼ AND RUNNING THENCE WEST 215 FEET; THENCE AT RIGHT ANGLES SOUTH A
DISTANCE OF 120 FEET; THENCE EAST 215 FEET; THENCE NORTH 120 FEET TO THE POINT
OF BEGINNING.

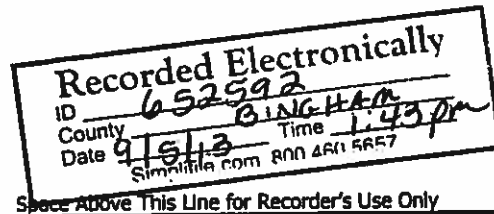
ALSO EXCEPTING THEREFROM: BEGINNING AT A POINT THAT IS SOUTH 285 FEET ALONG
THE SECTION LINE TO THE TRUE POINT OF BEGINNING, ALL FROM THE NORTHEAST
CORNER OF SAID SECTION 26 AND RUNNING THENCE SOUTH 45 FEET ALONG SAID
SECTION LINE; THENCE WEST 345 FEET; THENCE NORTH 165 FEET; THENCE EAST 130 FEET;
THENCE SOUTH 120 FEET; THENCE EAST 215 FEET TO THE POINT OF BEGINNING.

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.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
168 West Pacific Street/PO Box 868
Blackfoot, ID 83221



Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **477582-B (Id)**

Date: **September 5, 2013**

For Value Received, **Reuben Harold Claunch** who also appears of record as **Rueben Harold Claunch and Ethel P. Claunch, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Val Wahlen and Lori Wahlen, husband and wife**, hereinafter called the Grantee, whose current address is **1352 South 2700 West, Aberdeen, ID 83210**, the following described premises, situated in **Bingham County, Idaho**, to-wit:

TOWNSHIP 4 SOUTH, RANGE 31 E.B.M., BINGHAM COUNTY, IDAHO
SECTION 26: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 26, AND RUNNING THENCE S. 00°04'00" W. 607.41 FEET ALONG SAID SECTION LINE; THENCE S. 89°42'33" W. 528.95 FEET; THENCE N. 00°20'59" W. 607.41 FEET ALONG THE PROLONGATION OF A FENCE LINE; THENCE N. 89°42'37" E. ALONG THE NORTH LINE OF SAID SECTION 26 TO THE NORTHEAST CORNER OF SAID SECTION 26.

EXCEPT: BEGINNING AT THE NE CORNER AND RUNNING THENCE WEST 412 FEET; THENCE SOUTH 165 FEET; THENCE EAST 412 FEET; THENCE NORTH 165 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT: BEGINNING AT A POINT 165 FEET SOUTH OF THE NORTHEAST CORNER OF THE NE¼NE¼ AND RUNNING THENCE WEST 215 FEET; THENCE AT RIGHT ANGLES SOUTH A DISTANCE OF 120 FEET; THENCE EAST 215 FEET; THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: BEGINNING AT A POINT THAT IS SOUTH 285 FEET ALONG THE SECTION LINE TO THE TRUE POINT OF BEGINNING, ALL FROM THE NORTHEAST CORNER OF SAID SECTION 26 AND RUNNING THENCE SOUTH 45 FEET ALONG SAID SECTION LINE; THENCE WEST 345 FEET; THENCE NORTH 165 FEET; THENCE EAST 130 FEET; THENCE SOUTH 120 FEET; THENCE EAST 215 FEET TO THE POINT OF BEGINNING.

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: 08/30/2013

Warranty Deed
- continued

File No.: 477582-B (Id)

Reuben Harold Claunch
Reuben Harold Claunch

Ethel P. Claunch
Ethel P. Claunch

STATE OF Idaho)
COUNTY OF Bingham)
SS.

On this 5th day of September, 2013, before me, a Notary Public in and for said State, personally appeared **Reuben Harold Claunch and Ethel P. Claunch**, known or identified to me 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.



Lori Day
Notary Public for the State of Idaho
Residing at: Blackfoot, Idaho
My Commission Expires: 11/27/2015