

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
110 N. Clark Street/PO Box 405
Rigby, ID 83442

Microfile No. 55724
31 Day Jul 14
At 02 O'Clock 17 M
Clark Co. Recorder Velvet Killian
Fee \$19.00
MS Deputy
Recorded at Request of
First American Title - Rigby

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **500723-RI (ss)**

Date: **July 30, 2014**

For Value Received, **Parcel 1: BLF Land, LLC, an Idaho limited liability company and**

Parcel 2: Richard J. Larsen and Peggy A. Larsen, husband and wife, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto Chad Larsen and Jessica Larsen, husband and wife, hereinafter called the Grantee, whose current address is PO Box 358, Dubois, ID 83423, the following described premises, situated in Clark County, Idaho, to-wit:

Parcel 1:
Township 10 North, Range 34 E.B.M., Clark County, Idaho

Section 34: SE¼

Parcel 2:
A 50 foot Road Easement described as follows: Beginning at the Southeast corner of Section 3, Township 9 North, Range 34 E.B.M., Clark County, Idaho, thence North along the East line of Section 3 to the Northeast Corner of Section 3; thence West 50 feet; thence South parallel to the East line of Section 3 to a point 50 feet West of the Southeast Corner of Section 3; thence East 50 feet.

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: 07/30/2014

Warranty Deed
+ continued

File No.: 500723-RJ (ss)

BLF Land, LLC, an Idaho limited liability
company

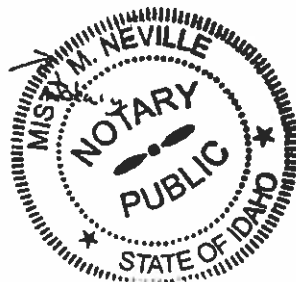
X Blaine Larsen
By: Blaine Larsen, President/Manager

By: _____
Richard J. Larsen

By: _____
Peggy A. Larsen

STATE OF Idaho)
SS.
COUNTY OF Clark)

On this Thirtieth day of July, 2014, before me, a Notary Public in and for said State, personally appeared Blaine Larsen, known or identified to me to be the person whose name is subscribed to the within Instrument as the President/Manager of the BLF Land, 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.



112228-117172
Notary Public of Idaho

Residing at: Seppelsson Court

Commission 11/17/18 Expires: _____

Date: 07/30/2014

Warranty Deed
- continued

File No.: 500723-RI (ss)

BLF Land, LLC, an Idaho limited liability
company

By: Blaine Larsen, President/Manager

By:

Richard J. Larsen
Richard J. Larsen

By:

Peggy A. Larsen
Peggy A. Larsen

STATE OF Idaho)
COUNTY OF Clark)
ss.

On this **Thirtieth day of July, 2014**, before me, a Notary Public in and for said State, personally appeared **Blaine Larsen**, known or identified to me to be the person whose name is subscribed to the within Instrument as the President/Manager of the **BLF Land, 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:

Commission

Expires:

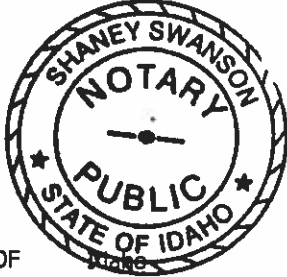
Date: 07/30/2014

Warranty Deed
- continued

File No.: 500723-RI (ss)

STATE OF Idaho)
SS.
COUNTY OF Jefferson)

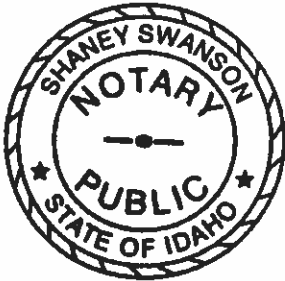
On this 30th day of July, 2014, before me, a Notary Public in and for said State, personally appeared **Richard J. Larsen**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that he executed the same.

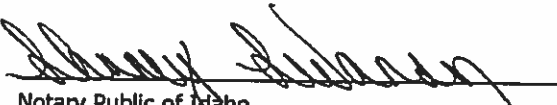



Notary Public of Idaho
Residing at: Idaho Falls, ID
Commission Expires: 1-3-15

STATE OF Idaho)
SS.
COUNTY OF Jefferson)

On this 31st day of July, 2014, before me, a Notary Public in and for said State, personally appeared **Peggy A. Larsen**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that she executed the same.




Notary Public of Idaho
Residing at: Idaho Falls, ID
Commission Expires: 1-3-15