



**SUN VALLEY
TITLE**
C O M P A N Y

Order No. 1326907

WARRANTY DEED

FOR VALUE RECEIVED

BENJAMIN PETZINGER, a married man as his sole and separate property

the Grantor does hereby grant, bargain, sell, convey and warrant unto

STEVEN C. FUNK, a married man as his sole and separate property

the Grantee whose current address is:

~~80 Desparado Dr.~~ 90 Freedom Loop
~~Hailey, ID 83333~~ Bellevue, ID 83313

the following described premises, in **BLAINE COUNTY, IDAHO**, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Taxes, easements, restrictions, reservations, assessments and encumbrances as shown of record, if any.

Grantee herein is prohibited from conveying captioned property for any sale price for a period of 30 days from the recording date of this deed.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple of said premises; that said premises are free from all encumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

Dated this 6th day of August, 2013.


Benjamin Petzinger

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

State of: Utah
County of: Salt Lake

On this 13 day of August, 2013, before me, the undersigned, a Notary Public, in and for said State, personally appeared **BENJAMIN PETZINGER**, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Elvia Torres-Garcia
Notary Public
Residing at: Salt Lake City
Commission Expires: 9/16/2014



EXHIBIT "A"

TOWNSHIP 1 NORTH, RANGE 19 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

SECTION 18: A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

Beginning at a point from which the Southwest corner of said Section 18 lies South 89°30'38" West, 649.96 feet; thence North 00°30'32" West, 659.962 feet; thence North 89°34'03" East, 649.258 feet; thence South 00°34'14" East, 659.320 feet; thence South 89°30'38" West, 649.961 feet to the TRUE POINT OF BEGINNING.

Also know as Tax Lot 4719.

There is also granted hereby an easement to be appurtenant to the land first above described, for roadway purposes and to provide rights of ingress and egress which easement is described as follows:

TOWNSHIP 1 NORTH, RANGE, 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

SECTION 13: A parcel of land more particularly described as follows:

Commencing at an iron pin marking the Southeast corner of said Section 13; thence North 00°27'55" West, 1,231.22 feet along the East Boundary of said Section 13 to an iron pin marking the REAL POINT OF BEGINNING; thence continuing North 00°27'55" West, 60.00 feet along the East Boundary to an iron pin; thence South 89°32'05" West, 1,325.65 feet to an iron pin on the East boundary of U.S. Highway No. 93; thence South 00°59'45" East, 60.00 feet along said Highway boundary to an iron pin; thence North 89°32'05" East, 1,325.10 feet to the REAL POINT OF BEGINNING.

EXCEPTING, however, from the parcel first above described, an easement for roadway purposes described as follows:

Beginning at a point from which the Southwest Corner of said Section 18 lies South 89°30'38" East, 649.960 feet; thence North 00°30'32" West, 659.962 feet; thence North 89°34'03" East, 30.00 feet; thence South 00°30'32" West, 529.970 feet; thence 157.046 feet along a curve left with a radius of 100.00 feet, a central angle of 89°58'50", a tangent of 99.966 feet and a chord of 141.397 feet which bears South 45°29'57" East; thence North 89°30'38" East, 519.968 feet; THENCE South 00°34'14" East, 30.00 feet; thence South 89°30'38" West, 649.961 feet to the POINT OF BEGINNING.