

FA-19037

WARRANTY DEED

20100178X
FOR VALUE RECEIVED

Wilbur C. Mastre and Barbara J. Mastre, Co-Trustees of the Wilbur C. Mastre and Barbara J. Mastre Living Trust

GRANTOR(s) do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

Andrew Jantz and Gayla Jantz, husband and wife

GRANTEE(s) whose address is: 26166 Shoo Fly Cutoff Road, Bruneau, ID 82604

The following described real property in OWYHEE County, Idaho to wit:

Township 7 South, Range 3 East, Boise Meridian, Owyhee County, Idaho

Section 1: SESE

Section 12: N½ NE

Township 7 South, Range 4 East, Boise Meridian, Owyhee County, Idaho

Section 6: Government Lot 7, SESW

Section 7: Government Lot 1, NENW, NWNE

Subject to: Taxes, easements and restrictions of record.

TO HAVE AND TO HOLD said premises, with their 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 they are free from all encumbrances except as described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: March 15, 2010

Wilbur C. Mastre and Barbara J. Mastre Living Trust

Wilbur C. Mastre

Wilbur C. Mastre, Co-Trustee

Barbara J. Mastre

Barbara J. Mastre, Co-Trustee

State of IDAHO
County of ELMORE

On March 15, 2010 before me, a notary public in and for said State, personally appeared Wilbur C. Mastre and Barbara J. Mastre, known or identified to me to be the persons whose names are subscribed to the within instrument as Co-Trustees of the Wilbur C. Mastre and Barbara J. Mastre Living Trust, and acknowledged to me that they executed the same as such Co-Trustees.

WITNESS my hand and official seal

REBECCA E. HUGHES
NOTARY PUBLIC
STATE OF IDAHO

Rebecca E. Hughes
Notary Public
Residing at: Mountain Home, Idaho
Commission Expires: 1/30/16

Instrument # 270699
MURPHY, OWYHEE, IDAHO
2010-03-17 02:04:20 PM No. of Pages: 1
Recorded for PIONEER TITLE COMPANY/OWY
CHARLOTTE SHERBURN
Ex-Oficio Recorder Deputy mperterson
Fee 3.00
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

270699

TO: IDWR
Attn: Jean

From: Becky Hughes for Bill Mastre

Date: July 31, 2013
Re: Mastre to Jantz
Pages: 2

Bill Mastre asked that I send you this copy of the recorded Deed from Mastre to Jantz for the transfer of the water rights.

Please call me at 58708428 if this does not come through clearly.

Thank you!

MORTGAGE

201001782
This Indenture, made this **March 15, 2010** between **Andrew Jantz and Gayla Jantz, husband and wife**, the party(s) of the first part, whose address is: **26166 Shoo Fly Cutoff Road, Bruneau, ID 82604**

AND

The Wilbur C. Mastre & Barbara J. Mastre Living Trust, the party(s) of the second part, whose address is: **29811 Mormon Blvd., Bruneau, ID 83604.**

WITNESSETH, That the said party(s) of the first part, for and in consideration of the sum of **One Hundred Thousand and No/100 DOLLARS (\$100,000.00)** lawful money of the United States, do(es) by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said party(s) of the second part, and to his/her/their heirs and assigns **FOREVER**, all that certain real property situated in the County of **OWYHEE** and State of Idaho, and bounded and particularly described as follows, to wit:

Township 7 South, Range 3 East, Boise Meridian, Owyhee County, Idaho

Section 1: SESE

Section 12: N½ NE

Township 7 South, Range 4 East, Boise Meridian, Owyhee County, Idaho

Section 6: Government Lot 7, SESW

Section 7: Government Lot 1, NENW, NWNE

Together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

THIS GRANT is intended as a mortgage to secure the payment of that/those certain promissory note(s) of even date herewith, executed and delivered by the said party(s) of the first part to the said party(s) of the second part with final payment due **October 15, 2021.**

AND THESE PRESENTS Shall be void if such payment be made. But in case default shall be made in the payment of the said principal sum(s) of money or any part thereof as provided in the said note(s), or if the interest be not paid as therein specified, or if the taxes, water maintenance, or payments of principal or interest on any prior lien or encumbrance be not paid, second party(s) shall have the right to pay the same, and then it shall be optional with the said party(s) of the second part, executors, administrators, or assigns, to consider the whole of said principal sum(s) expressed in said note(s) as immediately due and payable; and immediately to enter into and upon all singular the above described premises and to sell and dispose of the same according to law and out of the money arising from such sale retain the principal and interest which shall then be due on the said promissory note(s), together with the costs and charges of foreclosure suit, including counsel fees and also the amounts of all such payments of taxes, assessments, encumbrances or insurance as may have been made by the said second party(s), his/her/their heirs, executors or assigns.

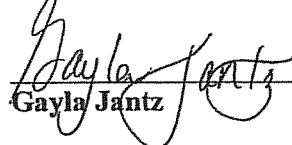
IN WITNESS WHEREOF, the said party(s) of the first part has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

Dated: **March 15, 2010**


Andrew Jantz

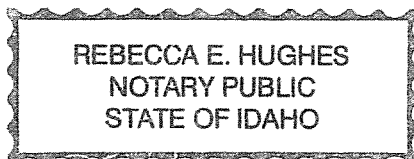
Instrument # 270700

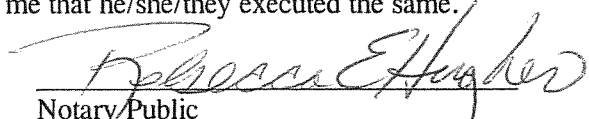
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2010-03-17 02:04:20 PM No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY/OWY
CHARLOTTE SHERBURN Fee: 6.00
Ex-Officio Recorder Deputy mpeterson
Index To: MORTGAGE
Electronically Recorded by Simplifile


Gayla Jantz

State of **Idaho**
County of **Elmore**

On March 16, 2010, before me, a notary public in and for said State, personally appeared **Andrew Jantz and Gayla Jantz**, 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.

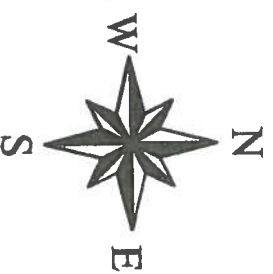
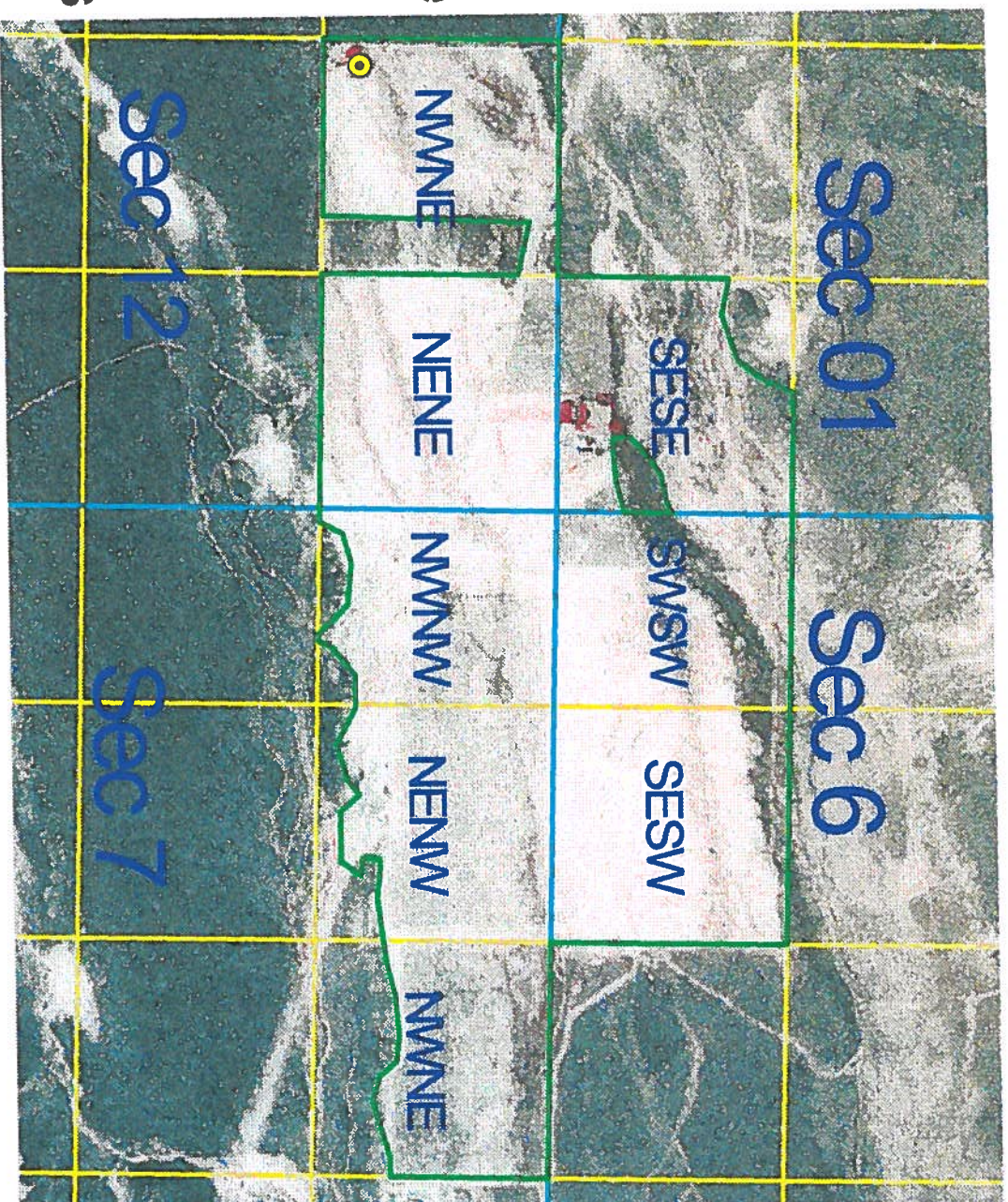



Notary Public
Residing at: Mountain Home, Idaho
Commission Expires: 1/30/16

Idaho Dept of Water Resources

T07S, R03E, S 01 & ~~12~~ 12
T07S, R04E, S 06 & 07
Claim No(s): 51-07115
Claimant(s): Mastre
Prepared by: Sue Bock
Date: 06/26/1998

-  Place of Use
-  Point of Diversion
-  1/4 1/4 lines
-  Section Lines



1987 NAPP Photo