

Block, Darla

From: Annie Costa [acosta@landtitleandescrow.com]
Sent: Wednesday, October 19, 2011 10:39 AM
To: Block, Darla
Subject: J-39488 Warranty Deed
Attachments: ltej@pmt.org_20111019_104239.pdf

Darla Block,

Attached is a copy of Warranty Deed Instrument #2010481 that you requested in order to assign the permit for the above file. We do not have an interest. Please feel free to contact Becky Shubert, bshubert@landtitleandescrow.com, or myself if you need anything further.

Also, if you can send a confirmation to us when the permit has been assigned I would greatly appreciate it.

Thank you,

Annie Costa

Escrow Assistant
Land Title and Escrow, Inc.
237 North Lincoln
Jerome, ID 83338
Phone: 208-324-3357 Fax: 208324-8961
Document Email: ltej@pmt.org
acosta@landtitleandescrow.com

vesting deed

CORRECTIVE LIMITED WARRANTY DEED

This corrective deed is required to eliminate lot 13 (see legal description in Exhibit A appended hereto and made a part hereof) which was inadvertently and incorrectly transferred to MSS, LLC. This deed supersedes and replaces in total the limited warranty deed recorded September 17, 1999 as instrument No. 994797, Jerome County, Idaho (15).

FOR VALUE RECEIVED, KETIL SLIGAR, a married man, DAVID R. MILLARD and BARBARA L. MILLARD, husband and wife, RONALD L. STANLEY and MARGARET S. STANLEY, husband and wife, WILLIAM J. SLIGAR and MARGARET SLIGAR, husband and wife, and ROSEY D. SLIGAR and MARY D. SLIGAR, husband and wife, hereinafter referred to as GRANTORS, does hereby grant, bargain, sell and convey unto MSS, LLC, an Idaho limited liability company, whose address is 211 Fifth Drive, Kimberly, Idaho 83241, hereinafter referred to as GRANTEE, all of their interest in the following described real property located in Jerome County, Idaho, fully described in Exhibit A, incorporated herein by this reference, together with all rights, titles and interests appurtenant thereto, collectively referred hereinafter as PROPERTY.

The Corrective Limited Warranty Deed and the conveyance hereinafter set forth as executed by GRANTORS and accepted by GRANTEE, subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to PROPERTY, collectively referred to herein as PERMITTED ENCUMBRANCES.

TO HAVE AND TO HOLD said PROPERTY, with its appurtenances unto GRANTEE, and GRANTEE'S successors and assigns forever, subject to PERMITTED ENCUMBRANCES.

IN WITNESS WHEREOF, GRANTORS have caused GRANTOR, same to be subscribed to the within instrument effective the 27 day of October, 2001.

GRANTORS

Instrument # 2010481
JEROME COUNTY, IDAHO
Doc # 1712, 2001-10-12, No. 9 Pages
Recorded by: RON STANLEY
CHIEF, WITNESSES
11/13/2001 10:00 AM

Ketil Sligar, Grantor

I, Ketil Sligar, Grantor, do hereby certify that I am the owner of the property described in the above instrument and that I am not aware of any other claim or interest in the same.

Ketil Sligar, Grantor

By William J. Sugar
William J. Sugar, Partner

By Mary J. Sugar
Mary J. Sugar, Partner

By Robert J. Sugar
Robert J. Sugar, Partner

By David B. Sugar
David B. Sugar, Partner

By David R. Millard
David R. Millard, Partner

By Harold D. Millard
Harold D. Millard, Partner

By Donald L. Stanley
Donald L. Stanley, Partner

By Marion C. Stanley
Marion C. Stanley, Partner

STATE OF WASHINGTON
COUNTY OF KING

On this 30 day of January, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DAVID R. MILLAR, known or identified to me to be the person whose name is subscribed to the within instrument 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 first above written.



David R. Millar
Notary Public for Washington, King Co.
Residing at *1000 1st Ave. N.E.*
My Commission Expires *9/15/02*

STATE OF WASHINGTON
COUNTY OF KING

On this 30 day of January, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared BARBARA J. MILLAR, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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



David R. Millar
Notary Public for Washington, King Co.
Residing at *1000 1st Ave. N.E.*
My Commission Expires *9/15/02*

STATE OF IDAHO
COUNTY OF TWIN FALLS

On this 14th day of Jan, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RONALD E. STANLEY, known or identified to me to be the person whose name is subscribed to the within instrument 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 first above written.

SHARON C. CUMMINGS
NOTARY PUBLIC
STATE OF IDAHO

Sharon C. Cummings
Notary Public for Idaho
Residing at Twin Falls, ID
My Commission Expires 10/24/03

STATE OF IDAHO
COUNTY OF TWIN FALLS

On this 14th day of Jan, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARGARET C. STANLEY, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

SHARON C. CUMMINGS
NOTARY PUBLIC
STATE OF IDAHO

Sharon C. Cummings
Notary Public for Idaho
Residing at Twin Falls, ID
My Commission Expires 10/24/03

STATE OF IDAHO

COUNTY OF TWIN FALLS

On this 22 day of April, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared KETIL L. SIGAR, known or identified to me to be the person whose name is subscribed to the within instrument 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 first above written.

David M. Heston
Notary Public for Idaho

Residing at: 1111 N. 1st St.

My Commission Expires: 11/11/03

STATE OF IDAHO

COUNTY OF TWIN FALLS

On this 22 day of April, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared HAZEL JEAN SIGAR, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

David M. Heston
Notary Public for Idaho

Residing at: 1111 N. 1st St.

My Commission Expires: 11/11/03

STATE OF IDAHO

COUNTY OF TWIN FALLS

On this 22 day of January, 2001, before me, the undersigned a Notary Public in and for said County and State, personally appeared WILLIAM F. SLIGAR, known or identified to me to be the person whose name is subscribed to the within instrument 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 first above written.

Debra M. Peterson
Notary Public for Idaho
Residing at Ellettsville, IN
My Commission Expires 11/1/02

STATE OF IDAHO

COUNTY OF TWIN FALLS

On this 22 day of January, 2001, before me, the undersigned a Notary Public in and for said County and State, personally appeared MARGARET SLIGAR, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

Debra M. Peterson
Notary Public for Idaho
Residing at Ellettsville, IN
My Commission Expires 11/1/02

STATE OF IDAHO
COUNTY OF TWIN FALLS

On this 31 day of January, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROCKEY D. SLIGAR, known or identified to me to be the person whose name is subscribed to the within instrument, 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 first above written.

[Signature]
Notary Public for Idaho
Residing at 1000 1/2 N. 1st St.
My Commission Expires 12/31/2003

STATE OF IDAHO
COUNTY OF TWIN FALLS

On this 23 day of January, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARY D. SLIGAR, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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

[Signature]
Notary Public for Idaho
Residing at 1000 1/2 N. 1st St.
My Commission Expires 12/31/2003

EXHIBIT A
LEGAL DESCRIPTION

That certain real property situated in Jerome County, Idaho, and more particularly described as follows, to-wit:

Lots 1, 2, 3, 8, 9, 10, 11, 12, 19, and 20 of the Amended Crossroads of Idaho Planned Unit Development (PUD) Plat located in a portion of the NW 1/4 of the NW 1/4 of Section 14 and the NE 1/4 of the NE 1/4 of Section 15, Township 9 South, Range 17 East, of the Boise Meridian, Jerome County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the Recorder of said County under Instrument No. 322323.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Year 2000, and subsequent years taxes
2. Assessments
3. Easements and claims of easements, rights-of-ways, discrepancies in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose
4. Unpatented mining claims, reservations or exceptions in patents or in laws/acts authorizing the issuance thereof
5. Water rights, claims or title to water and any facts, rights, interests, or claims which could be ascertained by an inspection of said property or by making inquiry of persons in possession thereof
6. The effect of a Warranty Deed given by Ray Lickley, an unmarried person, as Grantor, to Keith Sligar, David R. Millard and Barbara L. Millard, Ronald L. Stanley and Margaret C. Stanley, as Grantees, recorded August 3, 1983 as Instrument Number 275392, Jerome County records, conveying all of Grantor's rights, title and interest in and to all easements for roads and utilities, reserved or retained by Grantor in other conveyances to Grantees.
7. Master Declaration of Covenants, Conditions and Restrictions for Crossroads of Idaho Master Association, Inc. dated May 30, 1989, recorded June 9, 1989 as Instrument Number 316266, Jerome County records.
8. Deed of Trust given by Keith L. Sligar, David R. Millard and Barbara L. Millard, husband and wife, and Ronald L. Stanley and Margaret C. Stanley, husband and wife, to Land Title and Escrow, Inc. as Trustee, for the benefit of, Virgil Ray Lickley. Dated June 30, 1989, recorded July 14, 1989 as Instrument Number 316760, Jerome County records, to secure \$41,670.00, however, no representation is made as to the present outstanding balance thereof.
9. Deed of Trust given Ronald L. Stanley and Margaret C. Stanley, husband and wife, to First American Title Company, as Trustee, for the benefit of John Lickley, Linda Arellano and Brenda Lickley, Tjilson, as their sole and separate property, dated December 17, 1982, recorded December 17, 1982 as Instrument Number 269635, Jerome County records, TO SECURE \$51,000.00, however, no representation is

made us to the present outstanding balance thereof. PARTIAL ASSIGNMENT of Deed of Trust given by John Lickley to M. Kevin Gellings and Donna Gellings, husband and wife, dated December 30, 1983, recorded January 16, 1984 as Instrument Number 272767, Jerome County records, for a 1/3 interest. ASSIGNMENT of Deed of Trust given by Linda Areltinn, as to an undivided 1/3 interest, and Brenda Lickley, Wilson, as to an undivided 1/3 interest, to Metropolitan Mortgage & Securities Co., Inc., d.b.a. Metropolitan Financial Services, Inc., dated April 23, 1985, recorded April 25, 1985 as Instrument Number 289489, Jerome County records. ASSIGNMENT of Deed of Trust given by Kevin Gellings to Metropolitan Mortgage & Securities Co., Inc., a Washington Corporation, dated November 22, 1985, recorded January 2, 1986 as Instrument Number 294913, recorded January 13, 1986 as Instrument Number 295261, Jerome County records, for an undivided 1/6 interest. ASSIGNMENT of Deed of Trust given by Donna Gellings to Metropolitan Mortgage & Securities Co., Inc., a Washington corporation, dated November 22, 1985, recorded January 2, 1986 as Instrument Number 294914, recorded January 13, 1986 as Instrument Number 295262, Jerome County records, for an undivided 1/6 interest. ASSIGNED TO Western United Life Assurance Company, a Washington corporation, by an Assignment of Deed of Trust dated March 23, 1993, recorded April 28, 1993 as Instrument Number 931505, Jerome County records.

10. Agreement by and between Crossroads Enterprises, Inc., an Idaho corporation, and the County of Jerome, dated August 3, 1989, recorded August 30, 1989 as Instrument Number 517391, Jerome County records. ASSIGNMENT of Agreement between Crossroads Enterprises, Inc., an Idaho corporation, Assignor, and Crossroads of Idaho, Inc., an Idaho corporation, Assignee, dated September 19, 1990, recorded September 20, 1990 as Instrument Number 322537, Jerome County records. ASSIGNMENT for Security between Crossroads of Idaho, Inc., an Idaho corporation, Assignor, and West One Bank, Idaho, N.A., Assignee, dated September 19, 1990, recorded September 20, 1990 as Instrument Number 322538, Jerome County records. CONSENT to Assignments between Crossroads of Idaho, Inc., an Idaho corporation, the County of Jerome, Idaho, through its Commissioners, and West One Bank, Idaho, N.A., dated September 24, 1990, recorded September 27, 1990 as Instrument Number 322611, Jerome County records. ASSIGNMENT of Agreement by Crossroads Enterprises, Inc., an Idaho corporation, Assignor, to Crossroads of Idaho, Inc., an Idaho corporation, Assignee, dated July 24, 1991, recorded August 9, 1991 as Instrument Number 912745, Jerome County records. ASSIGNMENT for Security by Crossroads of Idaho, Inc., an Idaho corporation, Assignor, to West One Bank, Idaho, N.A., a national banking association, Assignee, dated July 22, 1991, recorded August 9, 1991 as Instrument Number 912746, Jerome County records. CONSENT to Assignments between Crossroads of Idaho, Inc., an Idaho corporation, the County of Jerome, Idaho, through its Commissioners and West One Bank, Idaho, N.A., dated July 22, 1991, recorded August 9, 1991 as Instrument Number 912747, Jerome County records. AGREEMENT between the County of Jerome, and Jerome County Historical Society, Inc., dated April 9, 1990, recorded August 7, 1993 as Instrument Number 922672, Jerome County records. CONSENT to Assignment by Crossroads of Idaho,

by: an Idaho corporation, and the County of Jerome, Idaho, through its commissioners in favor of West One Bank, Idaho, an Idaho state banking corporation, dated November 15, 1995, recorded December 12, 1995 as Instrument Number 95498, Jerome County records.

11. Dedication of Common Areas for utility easements as shown on the Amended Plat recorded September 5, 1990 as Instrument No. 3,2328, Jerome County records.
12. Sanitary Restrictions under Title 51 Chapter 13, Idaho Code as indicated on the recorded plat.
13. Financing Statements, Seed and Farm Laborer's liens against crops which are filed in the office of the Secretary of State.