

(5)

0223972

WARRANTY DEED

FOR VALUE RECEIVED, DOUGLAS G. ROSENKRANCE and DOLORES I. ROSENKRANCE, husband and wife, Grantors, do hereby Grant, Bargain, Sell and Convey unto RICK R. LARKIN and BRENDA L. LARKIN, husband and wife, the Grantees, whose current address is 792 Dogwood, Pocatello, Idaho, the following described premises, in Custer County, Idaho, to-wit:

Township 6 North, Range 24 East, Boise Meridian, Custer County, Idaho. Section 12, E $\frac{1}{2}$ NW $\frac{1}{4}$.
Together with an 80% undivided interest in the water represented by Well License No. 1185253, State of Idaho, Department of Water Resources.

SUBJECT HOWEVER TO Levies and assessments of Big Lost River Valley Irrigation District, if any.

SUBJECT ALSO TO Right-of-way for Darlington Rogers Canal.

SUBJECT ALSO TO Oil and Gas Lease upon the terms, conditions and covenants contained therein:

Recorded: March 20, 1981, Instrument No. 157652

Lessor: Doug and Dolores Rosenkrance

Lessee: Ronan Inc.

(Covers this and other property)

SUBJECT ALSO TO Real Estate Mortgage for Idaho dated January 17, 1995, to secure an indebtedness in the principal sum of \$85,000.00, and any other amounts and/or obligations secured thereby.

Recorded: January 23, 1995, Instrument No. 208174

Mortgagor: Douglas G. Rosenkrance and Dolores I. Rosenkrance, husband and wife

Mortgagee: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture

(Covers this and other property)

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantees, their successors and assigns forever. And the said Grantors to hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances save and excepting therefrom all covenants, conditions and restrictions of record and all easements of sight and of record as recorded in

the records of Custer County, Idaho, and that they will warrant and defend the same from all lawful claims whatsoever.

Dated:

Douglas G. Rosenkrance
Douglas G. Rosenkrance

Dolores I. Rosenkrance
Dolores I. Rosenkrance

Wherever "Farmers Home Administration", "FmHA", "Rural Development Administration", or "RDA" may appear, the term "United States of America" is substituted.

STATE OF IDAHO)

Bingham : ss.
County of Custer)

On this 12 day of
July, 1995, before
me, a Notary Public, personally appeared DOUGLAS G. ROSENKRANCE and DOLORES I. ROSENKRANCE, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Chita Ingurinsky
Notary Public for Idaho
Residing at Blackfoot
Commission Expires 5-20-2000

STATE OF IDAHO, COUNTY OF CUSTER

I hereby certify that this instrument was filed for record at the request of Custer County Title at 45 minutes past 2 o'clock P.M., this 4th day of Dec., 192001, in my office, and duly recorded in Book - of Deeds at page - #223970

Ethel M. Peck
Ex-Officio Recorder

BY James D. [Signature] Deputy

Fee: \$ 6.00
Mail to:

WARRANTY DEED

Page 2

CHRIS JAMES
CUSTER COUNTY ASSESSOR
PO BOX 597
CHALLIS, ID 83226

2005

ASSESSMENT NOTICE

& ESTIMATE OF TAX

THIS IS NOT A BILL,
DO NOT PAY.

PARCEL DESCRIPTION:

SE4NE4NW4 AND
E2SE4NW4
SEC 12 T6N R24E

For any questions, please notify the Assessor's Office immediately.

Assessor's Telephone Number: (208) 879-2325

PARCEL ADDRESS:

BLACKWELL BRIAN D
& BLACKWELL BRENDA L
1251 BLUELAKES
PO BOX 2348
HAILEY ID 83333

Appeals of your property value must be filed in
writing, on a form provided by the County, by:

JUNE 24, 2005

Tax Code Area: 9-0000

Parcel Number: RP 06N24E122900 A

PROPERTY TAX REDUCTION IS NOT INCLUDED.**ASSESSED VALUE OF YOUR PROPERTY**

CURRENT CATEGORY AND DESCRIPTION	LOTS/ACRES	LAST YEAR'S VALUE	CURRENT YEAR'S VALUE
1 IRRIGATION 19 ROAD R.O.W	29.000 AC 1.000 AC	14,380	14,380
SUBTOTAL: LESS HOMEOWNERS EXEMPTION: NET TAXABLE PROPERTY VALUE:	30.000	14,380 14,380	14,380 14,380

These values may not include personal property values. Taxes are based on the values shown on this Notice and on the Budgets of the taxing districts.

ESTIMATED PROPERTY TAXES

TAXING DISTRICTS	LAST YEAR'S TAXES	CURRENT YEAR'S ESTIMATED TAXES	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
STATE	34.44		208-879-2360	NO RESPONSE
COUNTY	69.34		208-588-2262	09/06/2005
SCHOOL #182	11.00		208-588-2824	06/14/2005
LOST RIVER HWY	2.44		208-588-2207	08/18/2005
B.L.R. CEMETERY	13.50		208-588-2218	08/11/2005
SO. CUSTER FIRE	5.14		208-588-3333	09/07/2005
MACKAY LIBRARY	20.82		208-767-3012	08/24/2005
L R HOSPITAL	4.38		208-879-2360	08/18/2005
S C AMBULANCE	3.92		208-879-2360	09/06/2005
MACKAY MDS ABAT			208-879-2360	09/06/2005
SUBTOTAL: FEES: TOTAL PROPERTY TAXES & FEES:	164.98 164.98			

THIS IS NOT A BILL. DO NOT PAY.

See the back of this Notice for details.

CUSTER COUNTY TAX COLLECTOR

BILL# 4312
CODE AREA 9-0000

P.O. BOX 350

CHALLIS, IDAHO 83226

TOT MV 14,380

TOT ACS 30.000

1ST HALF DUE

2ND HALF DUE

FULL DUE

75.77

75.77

151.54

TAX	TAX	TAX
LATE	LATE	LATE
INT	INT	INT
COST	COST	COST
TOT	TOT	TOT

BLACKWELL BRIAN D
& BLACKWELL BRENDA L
1251 BLUELAKES
PO BOX 2348
HAILEY ID 83333

SE4NE4NW4 AND
E2SE4NW4
SEC 12 T6N R24E

DELINQUENTS

RP 4276 2004

*** IMPORTANT ***

PLEASE READ BOTH FRONT AND BACK

*** MONTHLY PAYMENTS ARE ACCEPTED ***

1\

TO AVOID LATE CHARGES, PAYMENTS MUST BE
RECEIVED OR POSTMARKED BY THE DUE DATE.

RECEIPT NOT VALID UNTIL CHECK CLEARS
THANK YOU

BLACKWELL, BRIAN D
DELINQ: 04

4312
2005

2ND HALF

TAXING DISTRICT

RATE

STATE	.000000000	26.50
COUNTY	.001843038	65.72
SCHOOL #182	.004570466	10.38
LOST RIVER HWY	.000722841	2.30
B.L.R. CEMETERY	.000159864	12.40
SO. CUSTER FIRE	.000863245	5.14
MACKAY LIBRARY	.000358078	20.96
L R HOSPITAL	.001458370	4.28
S C AMBULANCE	.000297317	3.86
MACKAY MOS ABAT	.000269217	151.54
AMOUNT DUE	.010542436	

BLACKWELL, BRIAN D
DELINQ: 04

4312
2005

1ST HALF

FULL

AMOUNT DUE
MAKE CHECK PAYABLE TO:
CUSTER COUNTY
RP06N24E122900A
9-0000

LATE
INT
COST
TOTAL

75.77

DELINQUENT IF NOT PAID ON OR BEFORE

JUNE 20, 2006

DATE PAID

Received Time Dec. 13. 1:02PM
CASH

AMOUNT DUE 75.77
MAKE CHECK PAYABLE TO:
CUSTER COUNTY
RP06N24E122900A
9-0000

LATE
INT
COST
TOTAL

DELINQUENT IF NOT PAID ON OR BEFORE

DECEMBER 20, 2005
CHECK #
CASH

DATE PAID
PAID BY