

226098 1-3

WHEN RECORDED RETURN TO:

~~Billy G. DuPre, Jr.~~ QUENTIN AND/OR KARLLA W. GARDNER

~~P.O. Box 723~~

~~Rexburg, Idaho 83440~~

P.O. BOX 119

FRANKLIN, ID 83237-0119

WARRANTY DEED

Quentin C. Gardner and Karlla W. Gardner, husband and wife, Quentin Gardner, P.O. Box 119, Franklin, Idaho 83237, as GRANTORS, for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Quentin C. Gardner, Sr. and Karlla W. Gardner, Co-Trustees and their successors in trust of THE GARDNER FAMILY TRUST, under Declaration of Trust dated October 11, 2002, as GRANTEE, and to GRANTEE'S successors and assigns forever, all of the property situated in Franklin County, Idaho described on the attached Exhibit A.

TOGETHER with all improvements, easements, hereditaments and appurtenances thereto.

GRANTORS, for themselves, their heirs and assigns do hereby covenant, warrant and shall defend the quiet and peaceable possession of said premises by the GRANTEE, their successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto subscribed their names to this instrument this 11 day of May, 2004.

GRANTORS:

Quentin C. Gardner Sr.
Quentin C. Gardner

Karlla W. Gardner
Karlla W. Gardner

Recorded at the request of

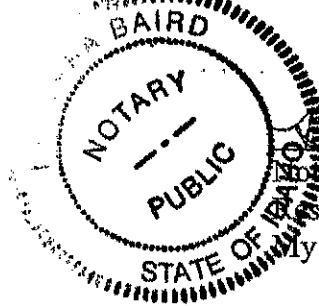
Quentin Gardner

3:55
a.m. MAY 11 2004 p.m.

V. ELLIOTT LARSEN, RECORDER
By Shauna Giddes Deputy
FRANKLIN COUNTY, IDAHO

STATE OF IDAHO)
 :SS
 County of Franklin)

On this 11 day of May, in the year 2004, before me, a Notary Public in and for said State, personally appeared Quentin C. Gardner and Karlla W. Gardner, husband and wife, known or identified to me (or proved to me on the oath of _____), to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Barbara Baird
 Notary Public for Idaho
 Residing at: Preston Idaho
 My Commission Expires: 3-12-08

Lot 1 of Bliss Subdivision as recorded September 15, 2003 as Instrument No. 223394, Franklin County, Idaho.

Also,

A parcel of land located in the North one-half of Section 28, Township 16 South, Range 40 East of the Boise Meridian, Franklin County, Idaho, and more particularly described as follows:

Commencing at the North quarter corner of said Section 28 from which the Northwest corner of Section 28 bears South 89° 26' 51" West; thence South 88° 47' 18" West 157.04 feet to a 5/8" rebar and cap labeled "Allen Land Surveying, PLS 9163" set at an existing fence line, the Point of Beginning, thence South 89° 33' 54" East 181.61 feet along said fence line to a 5/8" rebar and cap; thence North 88° 45' 59" East 310.95 feet along said fence line to the centerline of a creek; thence along the centerline of said creek the following twelve courses:

- thence South 57° 08' 05" West 45.10 feet;
- thence South 37° 33' 24" West 48.39 feet;
- thence South 54° 31' 22" West 258.35 feet;
- thence South 58° 44' 50" West 93.56 feet;
- thence South 20° 52' 28" West 41.48 feet;
- thence South 82° 41' 02" West 97.35 feet;
- thence South 58° 12' 39" West 50.14 feet;
- thence South 72° 02' 05" West 151.36 feet;
- thence South 54° 45' 09" West 103.83 feet;
- thence South 80° 11' 18" West 55.80 feet;
- thence South 71° 12' 07" West 101.63 feet;
- thence South 62° 45' 01" West 41.36 feet to the East right of way line of Cove Road; thence North 08° 19' 19" West 333.39 feet along said right of way line to a 5/8" rebar and cap set at a fence line; thence North 84° 02' 59" East 114.63 feet along said fence line to a 5/8" rebar and cap; thence South 76° 54' 12" East 129.68 feet along said fence line to a 5/8" rebar and cap; thence South 88° 47' 03" East 136.96 feet along said fence line to a 5/8" rebar and cap set at a fence corner; thence North 52° 55' 32" East 133.93 feet to a 5/8" rebar and cap; thence North 00° 03' 07" East 111.16 feet to the Point of Beginning.

NTF-4875
QUENTIN C. GARDNER, SR., TRUSTEE
PO BOX 119
FRANKLIN, ID 83237

243472 1-2

Recorded at the request of
Northern Title
11:38 a.m. NOV 17 2008 p.m.

V. ELLIOTT LARSEN, RECORDER
By Shawnagaddes Deputy
FRANKLIN COUNTY, IDAHO

WARRANTY DEED

SHARON M. BLISS,

Grantor(s) of FRANKLIN, County of FRANKLIN, State of ID, hereby **CONVEY AND WARRANT** to

QUENTIN C. GARDNER, SR. AND KARLLA W. GARDNER, TRUSTEES OF THE GARDNER FAMILY
TRUST DATED OCOTBER 11, 2002,

Grantee(s) of FRANKLIN, County of FRANKLIN, State of ID for the sum of TEN DOLLARS AND OTHER
GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Franklin County, State
of Idaho:

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way of record, and taxes for the year 2008 and thereafter.

Witness, the hand(s) of said Grantor(s), this 17th day of November, 2008 .

Sharon M. Bliss
SHARON M. BLISS

State of Idaho)
County of Franklin)

On November 17, 2008 personally appeared before me SHARON M. BLISS the signer(s) of the within
instrument, who duly acknowledged to me that she executed the same.

Residing: Preston, Idaho
Expires: 03/12/2011

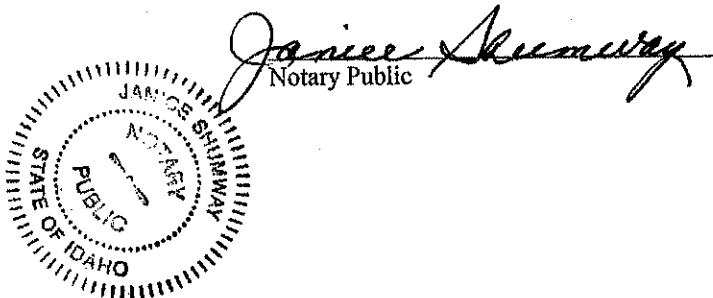


EXHIBIT "A"

NTF-4875

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 40 EAST, BOISE MERIDIAN, FRANKLIN COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28 FROM WHICH THE NORTHEAST CORNER OF SECTION 28 BEARS NORTH 89°26'04" EAST;

THENCE SOUTH 00°15'56" EAST 245.12 FEET TO THE CENTERLINE OF A CREEK, THE TRUE POINT OF BEGINNING.

THENCE SOUTH 00°15'56" EAST 147.88 FEET TO A 5/8" REBAR AND CAP LABELED "ALLEN LAND SURVEYING, PLS 9163" SET AT THE NORTHEAST CORNER OF THE PARCEL OF LAND DEPICTED AND DESCRIBED ON RECORD OF SURVEY INSTRUMENT NUMBER 195812, AS RECORDED IN THE OFFICIAL RECORDS OF FRANKLIN COUNTY;

THENCE SOUTH 77°40'04" WEST 606.17 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING A 5/8" REBAR AND CAP (PLS 4735), SET AT THE EAST RIGHT OF WAY LINE OF COVE ROAD;

THENCE NORTH 08°19'19" WEST 17.96 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE CENTERLINE OF A CREEK;

THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING NINE (9) COURSES:

THENCE NORTH 62°45'01" EAST 41.36 FEET;

THENCE NORTH 71°12'07" EAST 101.63 FEET;

THENCE NORTH 80°11'18" EAST 55.80 FEET;

THENCE NORTH 54°45'09" EAST 103.83 FEET;

THENCE NORTH 72°02'05" EAST 151.36 FEET;

THENCE NORTH 58°12'39" EAST 50.14 FEET;

THENCE NORTH 82°41'02" EAST 97.35 FEET;

THENCE NORTH 20°52'28" EAST 41.48 FEET;

THENCE NORTH 58°44'50" EAST 27.38 FEET TO THE TRUE POINT OF BEGINNING.

WARRANTY DEED

Recorded at the request of
FIRST AMERICAN TITLEFor Value Received **Sharon M. Bliss, a single woman**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Quentin C. Gardner and Karla W. Gardner, husband and wifewhose address is: **P.O. Box 3339, Logan, Ut 84323**

MAR 01 2004 1:40 p.m.

V. ELLIOTT LARSEN, RECORDER
By Shauna Geddes Deputy
FRANKLIN COUNTY, IDAHO

Hereinafter called the Grantee, the following described premises situated in Franklin County, Idaho, to-wit:

See Attached Legal

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.

Dated: 1 March 04Sharon M. Bliss

Sharon M. Bliss

STATE OF Idaho

)ss.

COUNTY OF FRANKLIN

On this 1st day of March, 2004, before me Laurie Bostwick, personally appeared Sharon Bliss, known or identified to me (or proved to me on the oath of), to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

Laurie Bostwick

Notary Public of Idaho

Residing at: Preston, Idaho

Commission Expires: 12/16/08

LAURIE BOSTWICK
NOTARY PUBLIC
STATE OF IDAHO

225290 2.2

Lot 1 of Bliss Subdivision as recorded September 15, 2003 as Instrument No. 223394, Franklin County, Idaho.

Also,

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- thence South 58° 44' 50" West 93.56 feet;
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- thence South 82° 41' 02" West 97.35 feet;
- thence South 58° 12' 39" West 50.14 feet;
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- thence South 54° 45' 09" West 103.83 feet;
- thence South 80° 11' 18" West 55.80 feet;
- thence South 71° 12' 07" West 101.63 feet;

thence South 62° 45' 01" West 41.36 feet to the East right of way line of Cove Road; thence North 08° 19' 19" West 333.38 feet along said right of way line to a 5/8" rebar and cap set at a fence line; thence North 84° 02' 59" East 114.63 feet along said fence line to a 5/8" rebar and cap; thence South 76° 54' 12" East 129.68 feet along said fence line to a 5/8" rebar and cap; thence South 88° 47' 03" East 136.96 feet along said fence line to a 5/8" rebar and cap set at a fence corner; thence North 52° 55' 32" East 133.93 feet to a 5/8" rebar and cap; thence North 00° 03' 07" East 111.16 feet to the Point of Beginning.

FILED

Robert B. Funk
OLSON & HOGGAN, P.C.
Attorneys for Petitioner
P.O. Box 525
88 West Center
Logan, Utah 84323-0525
Telephone: (801) 752-1551

received at the request of
SHARON BLISS

97 JUN -6 AM 11:07

FRANKLIN COUNTY CLERK

a.m. JUN 0 6 1997 3:20 p.m.

V. ELLIOTT LARSEN, RECORDER
By Shauna Geddes Deputy
FRANKLIN COUNTY, IDAHO

DEPUTY

IN THE DISTRICT COURT OF THE SIXTH JUDICIAL DISTRICT OF
THE STATE OF IDAHO, IN AND FOR THE COUNTY OF FRANKLIN

IN THE MATTER OF THE ESTATE OF)

CASE NO. SP-97-85

DOUGLAS LYNN BLISS,)

DECREE VESTING ESTATE IN
SURVIVING SPOUSE
(I.C. 15-3-1205)

Deceased.)

Upon consideration of the Petition for Summary Administration of
Estate of Which Surviving Spouse is Sole Beneficiary filed by
Sharon M. Bliss on June 4, 1997 the Court finds that:

1. The facts set forth in the petition are true.
2. The required notice has been given or waived.
3. The decedent, Douglas Lynn Bliss died on April 17, 1997,
domiciled in Franklin County.
4. Venue is proper.
5. The decedent and Sharon M. Bliss were duly married at Salt
Lake City, Utah on September 16, 1955, and remained married
until the date of decedent's death. The decedent and Sharon
M. Bliss had four children, all of whom are of majority:
Sharlyn Bliss Bassett, Michael Lynn Bliss, Karri Lynn Bliss,
and Kathlene Bliss Keller.
6. The surviving spouse, Sharon M. Bliss, is the sole heir
or devisee of the decedent.
7. a. X The decedent died intestate.

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ATTORNEYS AT LAW
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TREMONTON OFFICE:
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P.O. BOX 115
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(801) 257-3885

b. The decedent died testate, leaving a will dated 19____. The will was validly executed and is the last will of the decedent.

8. The schedule of property attached to this Decree is a full and complete inventory of the material property owned by the decedent and properly characterizes the property as community or separate property.

THEREFORE, it is ordered, adjudged and decreed as follows:

1. Sharon M. Bliss is the surviving spouse of the decedent and is the sole heir or devisee of the decedent.
2. The property of the decedent described on the schedule attached to this Decree is hereby vested in and distributed to Sharon M. Bliss free and clear of all right, title, claim or demand of any person or persons claiming or attempting to claim under the estate of the decedent as heir, devisee, or otherwise, except as a proper creditor.
3. The surviving spouse shall assume and be liable for any and all indebtedness that might be a claim against the estate of the decedent.
4. There shall be no administration of the estate of the decedent.

Dated: 6.6.97


MAGISTRATE

bliss.dec/rbf/pro
N-6933.06

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SCHEDULE OF PROPERTY

1. Residential home and approximately 6.25 acres located in Franklin County, Idaho, (Community Property), more particularly described as follows:

Township 16 South, Range 40 East of the Boise Meridian,
Franklin County, Idaho

Section 28: Beginning at a point 22 rods and 30 feet South of the Northeast corner of the Northwest Quarter of Section 28, and running thence North 22 rods and 30 feet; thence West 43 rods; thence South 6 degrees 42' East 31 rods and 36-1/3 feet, more or less, to a point South 77 degrees 56' West of the place of beginning; thence North 77 degrees 56' East to the place of beginning. EXCEPTING THEREFROM the West 2 rods of the South 30 feet of said parcel.

2. Approximately 41.40 acres of real property located in Franklin County, Idaho, (Community Property), more particularly described as follows:

Township 16 South, Range 40 East of the Boise Meridian

Section 28: NW¼NE¼. ALSO, Beginning 22 rods 30 feet South of the Northeast corner of the Northwest Quarter of Section 28, and running thence South 56 rods 3 feet, thence West 31 rods; thence North 6°42' West 47 rods 13.56 feet, more or less, to a point South 77°56' West of beginning; thence North 77°56' East to beginning. EXCEPT a strip of land 2 rods wide on the West side of the above described property.

EXCEPTING THEREFROM: (The following two parcels)

Beginning at a point 1707.34 feet North and 220.71 feet West of the Southeast corner of the NW¼ of said Section 28, and running thence West 336.29 feet to the existing county road (Cove Road), thence North 6°42' West 250.00 feet; thence East 365.46 feet; thence South 248.29 feet to the point of beginning. EXCEPTING a strip of land 2 rods wide off the west side of said parcel.

Also, beginning at a point 1707.34 feet North and 220.71 feet West of the SE corner of the NW¼ of said Sec. 28, and running thence East 220.71 feet; thence South 347.34 feet; thence West 516.20 feet

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to the existing County Road (Cove Road); thence North 6°42' West 349.72 feet, more or less, to a point due West of beginning; thence East 336.29 feet, more or less, to beginning. EXCEPTING a strip of land 2 rods wide off the West side of said parcel.

Less: A parcel of land located in Section 28, Township 16 South, Range 40 East, Boise Meridian, Franklin County, Idaho, and further described as follows:

Beginning at the North Quarter corner of said Section 28, thence South 393.00 feet to a 5/8" rebar with cap labelled "A.A. HUDSON, PLS 4735" set at the Southeast corner of that parcel of land owned by Douglas Lynn Bliss and Sharon M. Bliss as recorded under Instrument Number 178455 in the official Records of Franklin County, THE TRUE POINT OF BEGINNING; thence South 216.43 feet to a 5/8" rebar with cap; thence West 580.08 feet to a 5/8" rebar with cap set on the Easterly right of way line of a County road; thence North 08 degrees 03'23" West 90.60 feet along said right of way line to a 5/8" rebar with cap set on the South line of said Deed; thence North 77 degrees 56'00" East 606.17 feet along said Deed line to The True Point of Beginning.

3. Approximately 129 acres of real property located in Franklin County, Idaho, (Community Property), more particularly described as follows:

Township 16 South, Range 40 East of the Boise Meridian, Franklin County, Idaho described as follows:

Section 28: S 1/2 NE 1/4. Also beginning at the Northeast Corner of the SE 1/4 of said Section 28, and running thence South 80 rods; thence West 80 rods; thence North 62 rods; thence West 80 rods; thence North 18 rods; thence East 160 rods to the place of beginning.

Together with a right of way 40 feet in width running from the Northwest corner of property West to Cove Road.

Less: Beginning at the North Quarter corner of said Section 28; thence South 1320.00 feet, more or less, along the meridional center Section line to the Northwest corner of the South half of the

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Northeast Quarter of said Section 28, and the True Point of Beginning;

Thence South 80°39'17" East 1159.56 feet;
Thence South 1428.70 feet, more or less, to a point which is South 297.00 feet of the latitudinal center Section line; Thence West 1144.17 feet, more or less, along a line parallel to said latitudinal center Section line to a point on meridional center Section line; Thence North 1617.00 feet, more or less, along said center Section line to the True Point of Beginning.

Together with an easement for ingress and egress over the existing 40 foot right of way West to Cove Road.

4. 1996 Dodge Pickup Truck VIN 387KF23W2TM128776 (Community Property)
5. 1990 Ford Pickup Truce VIN 1FTEF14N5LKB58732 (Community Property)
6. 1985 Home Utility Trailer (Community Property)

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State of Idaho
Department of Water Resources

WATER RIGHT LICENSE

WATER RIGHT NO. 13-07373

Priority: March 21, 1983

Maximum Diversion Rate: 0.04 CFS
Maximum Diversion Volume: 4.1 AF

This is to certify, that DOUGLAS L BLISS
2400 INVERARY DR #11

HOLLADAY UT 84124

has complied with the terms and conditions of the permit, issued pursuant to Application for Permit dated January 7, 1983; and has submitted Proof of Beneficial Use on May 13, 1988. An examination indicates that the works have a diversion capacity of .080 cfs of water from a GROUNDWATER source, and a water right has been established as follows:

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>RATE OF DIVERSION</u>	<u>ANNUAL VOLUME</u>
IRRIGATION	04/15 to 10/15	0.02 CFS	3.5 AF
DOMESTIC	01/01 to 12/31	0.02 CFS	0.6 AF
Totals		0.04 CFS	4.1 AF

LOCATION OF POINT(S) OF DIVERSION:

NENW , Sec. 28, Township 16S, Range 40E
FRANKLIN County

PLACE OF USE: IRRIGATION

TWN RGE SEC

16S 40E 28

ACRES

NENW 1

ACRES

ACRES

TOTAL

1

Total number of acres irrigated:

1

PLACE OF USE:

DOMESTIC, same as IRRIGATION use

CONDITIONS/REMARKS:

1. The maximum diversion volume is defined as the maximum allowable volume of water that may be diverted annually from the source under this right. The use of water confirmed by this right is limited to the amount that can actually be beneficially used. The maximum diversion volume may be adjusted to more accurately describe the beneficial use or to implement accepted standards of diversion and use efficiency.
2. This water right is appurtenant to the described place of use.
3. This right is subject to all prior water rights and may be forfeited by five years of non-use.
4. Modifications to or variance from this license must be made within the limits of Section 42-222, Idaho Code, or the applicable Idaho law.
5. This right when combined with all other rights shall provide no more than .02 cfs per acre nor more than 3.5 afa per acre for the lands above.
6. Domestic use does not include lawn, garden, landscape, or other types of irrigation.

State of Idaho
Department of Water Resources

WATER RIGHT LICENSE

WATER RIGHT NO. 13-07373

CONDITIONS/REMARKS:

7. Domestic use is for 1 home.

This license is issued pursuant to the provisions of Section 42-219, Idaho Code. Witness the seal and signature of the Director, affixed at Boise, this 29TH day of NOVEMBER, 1994.

Acting for

R. Keith Higginson, Director

