

APPENDIX N

Title Company Easement Explanation

Chris Moss Title company explanation of easement for Dorothy Gayle Ranch subdivision:

Chris Moss

Mar 13, 2024,
10:20 AM (13 days
ago)

to Jade, me, Darryl, Jade, Tina

Good Morning,

Attached you will find the support documents requested.

I will briefly try to explain each.

Beginning with Easement 107553. This is the easement that gets us from County Road 3000 W across the current Marc Brilliant Property.

It reflects the benefitted property which includes the Gayle Property. Survey attached. (96435) which was the Huff and Hatch property at the time of the grant.

169399 is the deed that Nusbaum Sells the property and gives the easement.

190435 reflects the same easement.

226569 reflects the same easement.

228940 reflects the same easement

238814 references the same easement, but further qualifies it to the existing road

270431 references the same easement, but further qualifies it to the existing road.

I have also attached various surveys for reference that reflect the subject property and easement.

238813

228698

183377

Hopefully this is sufficient.

Let us know if you have any further questions.

Thanks

AND

Chris Moss

Mar 13, 2024,
1:08 PM (13 days
ago)

to Jade, me, Darryl, Jade, Tina

The attached Survey reflects the location of the Easement. I have further highlighted in Red.

I have also attached the vesting deed (270431) which references Deed 228940 and further on the vesting deed qualifies along the existing road.

I have attached the old easement from Egbert in addition that gives affirmative access across the Brilliant Property.

Do you need Curt's engineer to depict this on a survey that is on the preliminary plat?

Thanks

Easement 107553

FEB 28 1991

TETON Co. Id.
Clerk Recorder

DEED

GRANTING EASEMENT

We, RICHARD A. EGBERT and ALTA EGBERT, husband and wife and RICHARD A. EGBERT for RICHARD A. EGBERT, a Limited Partnership, of the City of Teton, County of Teton, State of Idaho, in consideration of Ten Dollars (\$10.00) and other good and sufficient consideration, receipt of which is acknowledged, hereby grant, bargain, sell and convey to STANFORD W. HUFF and BONNIE HUFF, husband and wife, and HELEN HUFF and JAMES E. HATCH and LAREE HATCH, husband and wife of the City of Driggs, County of Teton, State of Idaho, the Grantees, the following:

A sixty (60) foot easement for ingress and egress along the Northernmost sixty (60) feet of Lot 1 in Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

This easement is for the benefit of and appurtenant to that land or any portion thereof in the County of Teton, State of Idaho, described as follows:

Tract I:

Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

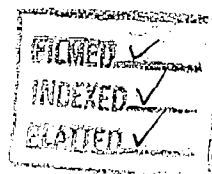
Section 5: SE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$
Less Tract III, described below.

Tract II:

Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

Section 5: Lots 2, 3, and 4 and the SW $\frac{1}{4}$ NE $\frac{1}{4}$

DEED GRANTING EASEMENT- 1



107553
FILED
AT THE REQUEST OF
First American
20 MINUTES PAST 4 P. M.
DATE *Feb. 28 1991*
John J. Drake
CLERK OF RECORDS
BY *Nora Hill*
DEPU

Less: Beginning at the center of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence South $89^{\circ}42'21''$ East, 1320.15 feet; thence North $00^{\circ}33'17''$ West, 717.00 feet; thence South $85^{\circ}26'23''$ West, 1323.25 feet; thence South $00^{\circ}33'17''$ East, 605.00 feet to the point of beginning (Coyle Contract)

Also Less: A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of main track of the Coal Fields Branch of the Oregon Short Line Railroad as same is now located and staked over and across Lot Two (2) and the Southwest quarter of the Northeast quarter ($SW\frac{1}{4}NE\frac{1}{4}$) of Section Five (5), Township five (5) North, Range Forty-five (45) East of the Boise Meridian, Teton County, Idaho, said center line of track being more particularly described as follows: Beginning at a point in the North and South center line of said Section five (5) and Fourteen hundred eight (1408) feet, more or less, South of the North line of said Section Five (5); thence Northeasterly along a straight line for a distance of fifteen hundred forty-one and four tenths (1541.4) feet; thence continuing Northeasterly along a six degree and five minute ($6^{\circ}05'$) curve to the left for a distance of two hundred sixty-five and six tenths (265.6) feet, more or less, to a point in the East line of said Lot Two (2) and one hundred seventy (170) feet more or less, South of the Northeast corner thereof. (Railroad Property 4.15 acres)

Also less: An irregular tract of land in Lot Two (2), of Section Five (5), Township Five (5) North, Range Forty-five (45) East, of the Boise Meridian, Teton County, Idaho, bounded and described as follows:

Beginning at a point in the East line of said Lot Two (2) and two hundred fifty (250) feet, more or less, South of the Northeast corner thereof; thence Southwesterly, parallel to and fifty (50)

feet Southeasterly from the center line of proposed main track of the Coal Fields Branch of the Oregon Short Line Railroad, for a distance of six hundred (600) feet, more or less; thence Easterly along a curve to the right, with a radius of five hundred twenty-three and seven tenths (523.7) feet, being fifty (50) feet southerly from and parallel to the center line of proposed wye track of said railroad, for a distance of four hundred sixty-five (465) feet, more or less, to a point in the East line of said Lot Two (2); thence North three hundred eight (308) feet, more or less, to the point of beginning. (Railroad Property 0.92 acres, more or less)

A strip, piece or parcel of land, one hundred (100) feet in width, situated in the West Half of the Northeast Quarter ($\frac{1}{2}$ NE $\frac{1}{4}$) of Section Five (5), Township Five (5) North, Range 45 East, Boise Meridian in Teton County, Idaho, being fifty (50) feet in width, measured at right angles, on each side of the center line of the abandoned Gallop Branch of the Oregon Short Line Railroad Company, leased to the Union Pacific Railroad Company, as said branch line of railroad was formerly constructed and operated, and extending Northeasterly from the West line of said Northeast Quarter (NE $\frac{1}{4}$) of Section Five (5), to a straight line at right angles to said center line of abandoned main track at a point thereon that is five hundred forty-eight (548) feet distant northeasterly, measured along said center line of abandoned main track, from said west line of Northeast quarter (NE $\frac{1}{4}$).

Tract III:

A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of main track of the Coal Fields Branch of the Oregon Short Line Railroad as same is now located and staked over and across the South half of the Northwest quarter ($S\frac{1}{2}$ NW $\frac{1}{4}$) and Northeast quarter of the Southwest quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Five (5), Township Five (5) North, Range Forty-five (45) East of the Boise Meridian, Teton County, Idaho, said center line of main tract being more

particularly described as follows:

Beginning at a point in the North and South center line of Section Five (5) and Fourteen hundred eight (1408) feet, more or less South of the North line of said Section Five (5); thence Southwesterly along a straight line for a distance of eighteen hundred eighteen (1818) feet, more or less, to a point in the East and West Center line of said Section Five (5) and twelve hundred eighty-eight (1288) feet, more or less, East of the West quarter Section corner thereof. (Railroad Property owned by County, 4.18 acres more or less)

IN WITNESS WHEREOF, we have hereunto set our hands this 4th day of January, 1991.

Richard A. Egbert
RICHARD A. EGBERT, GRANTOR

Alta Egbert
ALTA EGBERT, GRANTOR

Richard A. Egbert
RICHARD A. EGBERT for RICHARD A. EGBERT, a Limited Partnership, GRANTOR

STATE OF IDAHO)
County of Teton) ss.

On this 4th day of January in the year of 1991, before me, Don A. Moxley, a Notary Public in and for said State, personally appeared RICHARD A. EGBERT and ALTA EGBERT, husband and wife and RICHARD A. EGBERT for RICHARD A. EGBERT, a Limited Partnership, 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.

Don A. Moxley
Notary Public for Idaho
Residing at: Boise, Idaho
My Commission expires: 5-1-92

Survey 96435

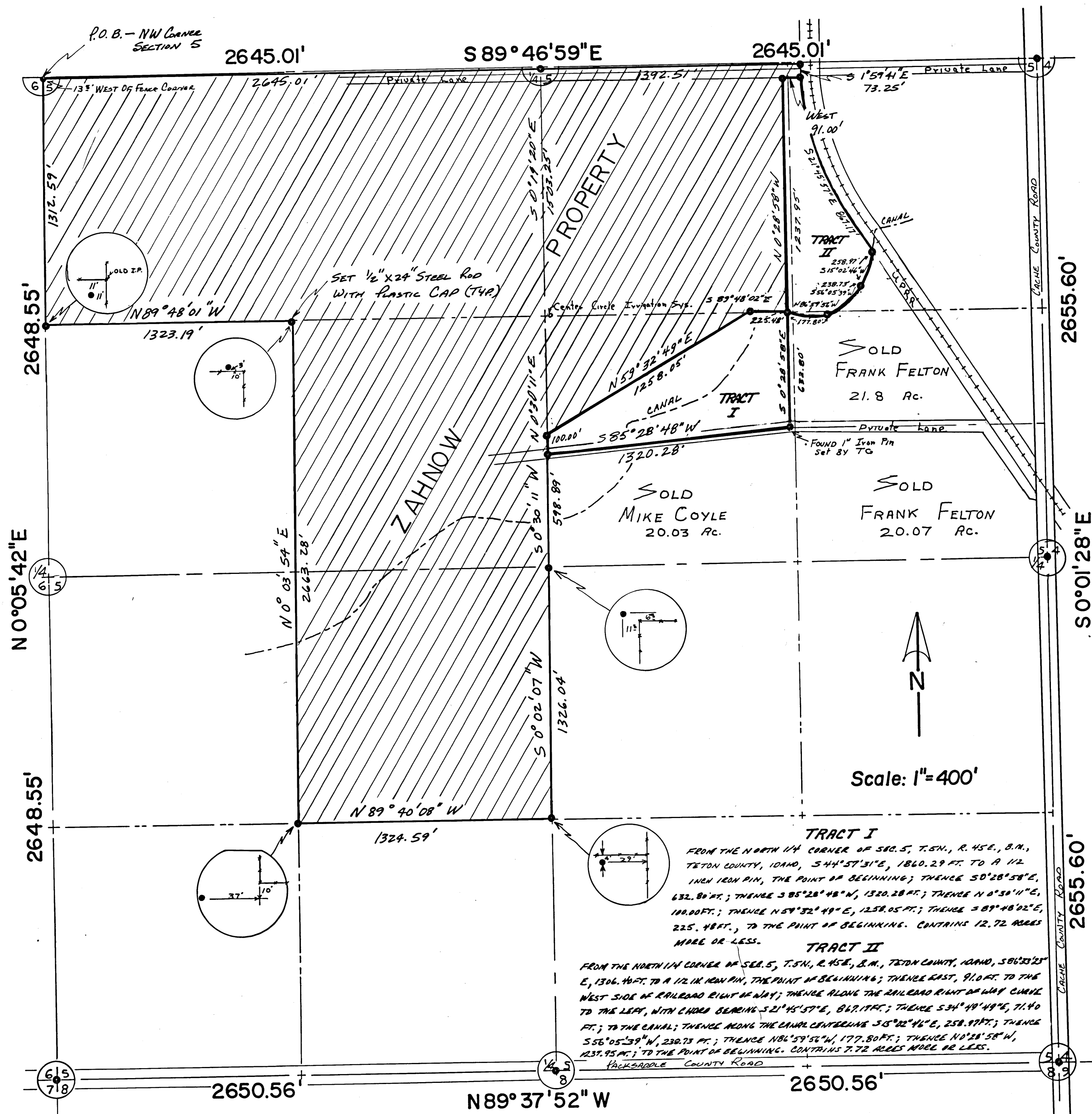
VERN ZAHNOW PROPERTY SURVEY

Section 5, T.5 N., R.45 E. B.M., TETON COUNTY, IDAHO

Shown Below

96435

AT 30 MINUTES PAST 2 P.M.
DATE March 18, 1985
E. Wayne Schuss
CLERK OF DIST. COURT
BY Nora Hill
DEPUTY



PROPERTY DESCRIPTION

THE N 1/2 OF THE NW 1/4; THE SE 1/4 OF THE NW 1/4; PART OF THE W 1/2 OF THE NE 1/4; AND THE NE 1/4 OF THE SW 1/4; ALL LOCATED IN SECTION 5, T.5 N., R.45 E., B.M., TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SEC. 5, T.5 N., R.45 E., B.M., TETON COUNTY, IDAHO AND RUNNING S 89° 46' 59" E, 2645.01' ALONG THE SECTION LINE; THENCE S 89° 46' 59" E, 1392.51' ALONG THE SECTION LINE; THENCE S 1° 59' 41" E, 73.25'; THENCE WEST, 91.00'; THENCE S 0° 35' 40" E, 1868.85'; THENCE S 85° 24' 32" W, 1324.06'; THENCE S 0° 30' 11" W, 598.89'; THENCE S 0° 02' 07" W, 1326.04' ALONG THE 1/4 LINE; THENCE N 89° 40' 08" W, 1324.59' ALONG THE 1/6 LINE; THENCE N 0° 03' 54" E, 2663.28' ALONG THE 1/6 LINE; THENCE N 89° 48' 01" W, 1323.19' ALONG THE 1/6 LINE; THENCE N 0° 05' 42" E, 1312.59' ALONG THE SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 221.15 ACRES, MORE OR LESS.

THE ACREAGE CONTAINED WITHIN FENCE LINES AND DEED LINES IS 219 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A LICENSED ENGINEER / LAND SURVEYOR IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID SURVEY THE TRACT OF LAND AS HEREIN DESCRIBED AND PLATTED AND ACCORDING TO THE LAWS OF THE STATE OF IDAHO.

Arnold W. Woolstenhulme

June 6, 84

Vern Zahnow Property Survey 81-40
AW Engineering, Victor, Idaho

Vern Zahnow Property
Sec 5, Twp 5N, Rng 45E

96435

Deed 169399

169299

RECEIVED

JUL 14 2005

WARRANTY DEED

Order No.: 3050513551-G

TETON CO., ID
CLERK RECORDER

FOR VALUE RECEIVED

Jared E. Nusbaum and Linda S. Nusbaum, Husband and Wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Matthew F. Bitner and Sally B. Bitner, Husband and Wife

whose current address is

P.O. Box 238 Tetonia, ID 83452

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

Parcel 8: A part of the N ½ of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: From the C ¼ corner of said Section 5, thence North 89°33'31" West 1323.96 feet along the South line of the SE ¼ NW ¼ to the SW corner of said SE ¼ NW ¼ and thence North 00°01'02" West 667.60 feet along the West line of the SE ¼ NW ¼ to the true point of beginning; thence North 00°01'02" West 667.60 feet further along the West line of the SE ¼ NW ¼ to the NW corner of the SE ¼ NW ¼ of said Section 5; thence South 89°17'00" East 1331.19 feet to a point; thence South 00°09'41" West 662.55 feet to a point; thence North 89°30'00" West 1329.07 feet to the point of beginning.

Parcel 9: A part of the N ½ of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: Commencing at the C ¼ corner of said Section 5, the point of beginning, thence North 89°33'31" West 1323.96 feet along the South line of the SE ¼ NW ¼ to the SW corner of the SE ¼ NW ¼ of said Section 5; thence North 00°01'02" West 667.60 feet along the West line of the SE ¼ NW ¼ of said section 5 to a point; thence South 89°30'00" East 1329.07 feet to a point; thence South 00°09'41" West 67.13 feet to an iron pin; thence South 00°27'01" West 599.09 feet to the point of beginning.

Together with and subject to an easement for ingress, egress and utilities across the following described easement, said easement being 60 feet wide and lying Westerly and Southerly of the following described line: Beginning at the Center ¼ corner of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, the point of beginning; thence North 00°27'01" West 599.09 feet; thence North 00°09'41" West 729.68 feet; thence North 00°46'00" West 662.20 feet; thence North 01°01'26" West 861.16 feet; thence South 89°52'09" East 2644.94 feet more or less to the point of ending.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: July 6, 2005

Jared E. Nusbaum

Linda S. Nusbaum

Instrument # 169399

DRIGGS, TETON, IDAHO

2005-07-14 09:35:52 No. of Pages: 2

Recorded for: ALLIANCE TITLE & ESCROW

NOLAN G. BOYLE Fee: 6.00

Ex-Officio Recorder Deputy CPB

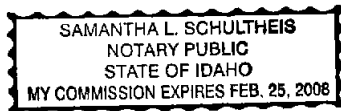
Index to: DEED, WARRANTY

State of IdahoCounty of Teton

On this 6 day of July, in the year 2005 before me, a Notary Public in and for said state, personally appeared Linda S. Nusbaum 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.

169299

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



Samantha L. Schultheis
Notary Public for the State of
Residing at: Victor Idaho
Commission Expires: 2/25/08

State of NEW MEXICO }
County of BERNALILLO } ss.

On this 7th day of July, in the year 2005 before me, a Notary Public in and for said state, personally appeared JARED NUSBAUM 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.

Paul R. Bogichowski
Notary Public for the State of NEW MEXICO
Residing at: 604 W. HONOLULU DR. N.E. APO
Commission Expires: 2/27/09



Deed 190435

RECORDING REQUESTED BY
First American Title Company

190435 AUG 8 '07 PM 4 23

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 190435

TETON COUNTY, IDAHO

2007-08-08 04:23:00 No. of Pages: 3

Recorded for : FIRST AMERICAN TITLE

MARY LOU HANSEN

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

Fee: 8.00

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **221010-T (tm)**

Date: **August 01, 2007**

For Value Received, **TRACK 1:**

Matthew F. Bitner and Sally B. Bitner, husband and wife, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **BC Properties, LLC, an Idaho Limited Liability Company**, hereinafter called the Grantee, whose current address is **450 North 150 East, Tetonia, ID 83452**, the following described premises, situated in **Teton County, Idaho**, to-wit:

TRACK 1:

Parcel 8: A part of the N $\frac{1}{2}$ of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: From the C 1/4 corner of said Section 5, thence North 89°33'31" West 1323.96 feet along the South line of the SE1/4 NW1/4 to the SW corner of said SE1/4 NW1/4 and thence North 00°01'02" West 667.60 feet further along the West line of the SE1/4 NW1/4 to the true point of beginning; thence North 00°01'02" West 667.60 feet further along the West line of the SE1/4 NW1/4 to the NW corner of the SE1/4 NW1/4 of said Section 5; thence South 89°17'00" East 1331.19 feet to a point; thence South 00°09'41" West 662.55 feet to a point; thence North 89°30'00" West 1329.07 feet to the point of beginning.


Parcel 9: A part of the N1/2 of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: Commencing at the C 1/4 corner of said Section 5, the point of beginning, thence North 89°33'31" West 1323.96 feet along the South line of the SE1/4 NW1/4 to the SW corner of the SE1/4 NW1/4 of said Section 5; thence North 00°01'02" West 667.60 feet along the West line of the SE1/4 NW1/4 of said Section 5 to a point; thence South 89°30'00" East 1329.07 feet to a point; thence South 00°09'41" West 67.13 feet to an iron pin; thence South 00°27'01" West 599.09 feet to the point of beginning.

Together with and subject to an easement for ingress, egress and utilities across the following described easement, said easement being 60 feet wide and lying Westerly and Southerly of the following described line: Beginning at the Center 1/4 corner of Section 5, Township 5 North, Range 45 East, Boise meridian, Teton County, Idaho, the point of beginning; thence North 00°27'01" West 599.09 feet; thence North 00°09'41" West 729.68 feet; thence North 00°46'00" West 662.20 feet; thence North 01°01'26" West 861.16 feet; thence South 89°52'09" East 2644.94 feet more or less to the point of ending.

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.

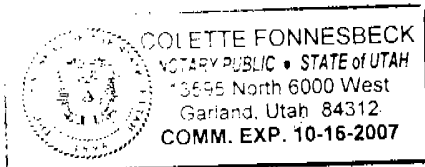
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from 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.

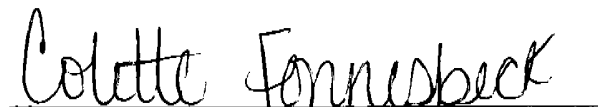

Matthew F. Bitner


Sally B. Bitner

STATE OF)
SS.
COUNTY OF)

On this 6 day of August, 2007, before me, a Notary Public in and for said State, personally appeared **Matthew F. Bitner and Sally B. Bitner**, 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.




Colette Fonnesbeck

Notary Public for the State of

Residing at: 13595 N 6000 W Garland, UT 84312
My Commission Expires: 10-16-2007

Deed 226569

SHERIFF'S DEED

THIS SHERIFF'S DEED is made and executed this 14 day of February, 2013, by TONY LIFORD, Sheriff of the County of Teton, State of Idaho, as GRANTOR, to WELLS FARGO BANK, N.A., hereinafter referred to as "GRANTEE",

RECITALS

1. In an action in the District Court, County of Teton, State of Idaho, between WELLS FARGO BANK, N.A., as Plaintiff, and BC PROPERTIES, LLC, an Idaho limited liability company; LUCRA INVESTMENTS, INC., a Louisiana corporation; JEFFREY R. BORER, an individual; ANGELA BORER, an individual; KEN R. CHAMBERS, an individual; and V. JAYNE CHAMBERS, an individual, as Defendants, (Civil Case No. CV-11-41), a Judgment and Decree of Foreclosure was entered and filed on August 8, 2011, which Judgment and Decree provided for the foreclosure of the Plaintiffs' lien and mortgage on the real property described in said Judgment and Decree of Foreclosure. A Writ of Execution Directing Sale of Real Property was thereafter issued on October 21, 2011, and the undersigned issued a Notice of Levy on Real Estate Under Execution on December 15, 2011, and I duly levied on the real property described therein. Said Notice of Levy on Real Estate Under Execution has been recorded in the records of Teton County, Idaho on December 15, 2011, as Instrument No. 220055.

SHERIFF'S DEED - 1

2. I, TONY LIFORD, Sheriff of Teton County, Idaho, after giving due notice of the time and place of the public auction of said real property, sold said real property described in the said Judgment and Decree of Foreclosure at public auction at the proper time and place and in the manner provided by law, at which sale the property was sold to the Grantee for the sum of \$387,000.00, such being the highest sum bid for the same, and pursuant to such sale I issued to Grantee a Sheriff's Certificate on Sale of Real Property Under Execution, dated January 5, 2012, which Certificate was recorded in the records of Teton County, Idaho, on January 5, 2012, as Instrument No. 220327.

3. The time for redemption of the real property has expired and no redemption from such sale has been made, and the Grantee is the owner and holder of the Sheriff's Certificate on Sale of Real Property Under Execution.

By virtue of the foregoing and in consideration of the purchase money, I, TONY LIFORD, Teton County Sheriff, in order to carry into effect the sale so made as aforesaid, in pursuance of such Judgment and Decree of Foreclosure of said Court and in conformity with the law in such cases, hereby grant and convey to Grantee, and their successors and assigns forever, the real property situated in the County of Teton, State of Idaho, more particularly described on the attached Exhibit A.

TOGETHER WITH all the appurtenances and improvements thereto.

TO HAVE AND TO HOLD all and singular the premises described above
and hereby convey to GRANTEE, their successors and assigns forever.

IN WITNESSS WHEREOF, I have hereunto set my hand the day and year
first above written.

TONY LIFORD
Sheriff of Teton County, State of Idaho

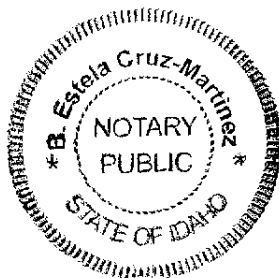
By: [Signature]
~~Deputy~~ Sheriff

STATE OF IDAHO)
) ss.
County of Teton)

ON THIS 14 day of February, 2012, before me, B Estela Cruz-Martinez
a Notary Public in and for said State, personally appeared Tony liford,
known or identified to me to be the person whose name is subscribed to the within and
foregoing instrument and acknowledged to me that he/she executed the same.

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

S
E
A
L



[Signature]
Notary Public for Idaho
Residing at: Teton County
My Commission Expires: June 2017

EXHIBIT A

Real property in the County of Teton, State of Idaho, described as follows:

TRACT I:

Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho

Section 5: W1/2SW1/4

NOW KNOWN AS:

ALL OF SILVER DOLLAR RANCH DIVISION NO. 1, AS SHOWN ON THE OFFICIAL PLAT THEREOF; RECORDED APRIL 15, 2008, AS INSTRUMENT NO. 196953, RECORDS OF TETON COUNTY, IDAHO.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LOTS:

LOT 5 BLOCK 2, LOTS 2, 3 AND 4, BLOCK 3 AND LOTS 2, 3 AND 5 BLOCK 4, SILVER DOLLAR RANCH DIVISION NO. 1, AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED APRIL 15, 2008, AS INSTRUMENT NO. 196953, RECORDS OF TETON COUNTY, IDAHO.

TRACT II:

Parcel 8: A part of the N1/2 of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: From the C ¼ corner of said Section 5, thence North 89°33'31" West 1323.96 feet along the South line of the SE1/4NW1/4 to the SW corner of said SE1/4NW1/4 and thence North 00°01'02" West 667.60 feet further along the West line of the SE1/4NW1/4 to the true point of beginning; thence North 00°01'02" West 667.60 feet further along the West line of the SE1/4NW1/4 to the NW corner of the SE1/4NW1/4 of said Section 5; thence South 89°17'00" East 1331.19 feet to a point; thence South 00°09'41" West 662.55 feet to a point; thence North 89°30'00" West 1329.07 feet to the point of beginning.

Parcel 9: A part of the N1/2 of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: Commencing at the C ¼ corner of said Section 5, the point of beginning, thence North 89°33'31" West 1323.96 feet along the South line of the SE1/4NW1/4 to the SW corner of the SE1/4NW1/4 of said Section 5; thence North 00°01'02" West 667.60 feet along the West line of the SE1/4NW1/4 of said Section 5 to a point; thence South 89°30'00" East 1329.07 feet to a point; thence South 00°09'41" West 67.13 feet to an iron pin; thence South 00°27'01" West 599.09 feet to the point of beginning.

Together with and subject to an easement for ingress, egress and utilities across the following described easement, said easement being 60 feet wide and lying Westerly and Southerly of the following described line: Beginning at the Center $\frac{1}{4}$ corner of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, the point of beginning; thence North $00^{\circ}27'01''$ West 599.09 feet; thence North $00^{\circ}09'41''$ West 729.68 feet; thence North $00^{\circ}46'00''$ West 662.20 feet; thence North $01^{\circ}01'26''$ West 861.16 feet; thence South $89^{\circ}52'09''$ East 2644.94 feet more or less to the point of ending.

{00051636;1}

{00051636;1}

{00051636;1}

{00051636;1}

Deed 228940

Instrument # 228940

TETON COUNTY, IDAHO
07-31-2013 09:36:00 No. of Pages: 3
Recorded for: ALLIANCE TITLE - DRIGGS OFFICE
MARY LOU HANSEN Fee: \$16.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, SPECIAL WARRANTY

SPECIAL WARRANTY DEED

Alliance Title & Escrow Corp
Order No.: 197148

FOR VALUE RECEIVED

Wells Fargo Bank, N.A.

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Teter, LLP 401(k) Plan fbo Clay Davis

whose current address is

10672 N. Lanes Rd, Fresno, CA 93730

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

Tract I:

Parcel 8: A part of the North Half of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: From the C Quarter corner of said Section 5, thence North 89°33'31" West 1323.96 feet along the South line of the Southeast Quarter Northwest Quarter to the Southwest Corner of said Southeast Quarter Northwest Quarter and thence North 00°01'02" West 667.60 feet further along the West line of the Southeast Quarter Northwest Quarter to the true point of beginning; thence North 00°01'02" West 667.60 feet further along the West line of the Southeast Quarter Northwest Quarter to the Northwest corner of the Southeast Quarter Northwest Quarter of said Section 5; thence South 89°17'00" East 1331.19 feet to a point; thence South 00°09'41" West 662.55 feet to a point; thence North 89°30'00" West 1329.07 feet to the point of beginning.

Parcel 9: A part of the North Half of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: Commencing at the C Quarter corner of said Section 5, the point of beginning, thence North 89°33'31" West 1323.96 feet along the South line of the Southeast Quarter Northwest Quarter to the Southwest corner of the Southeast Quarter Northwest Quarter of said Section 5; thence North 00°01'02" West 667.60 feet along the West line of the Southeast Quarter Northwest Quarter of said Section 5 to a point; thence South 89°30'00" East 1329.07 feet to a point; thence South 00°09'41" West 67.13 feet to an iron pin; thence South 00°27'01" West 599.09 feet to the point of beginning.

Tract 1A:

Together with an easement for ingress, egress and utilities across the following described easement, said easement being 60 feet wide and lying Westerly and Southerly of the following described line: Beginning at the Center Quarter corner of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, the point of beginning; thence North 00°27'01" West 599.09 feet; thence North 00°09'41" West 729.68 feet; thence North 00°46'00" West 662.20 feet; thence North 01°01'26" West 861.16 feet; thence South 89°52'09" East 2644.94 feet more or less to the point of ending.

GRANTOR, for itself and its successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomever lawfully claiming or to claim by, through or under Grantor and not otherwise, Grantor will forever warrant and defend such described Property, subject to the matters described on Schedule 1 attached hereto.

Dated: 7/26/2013

Wells Fargo Bank, N.A.

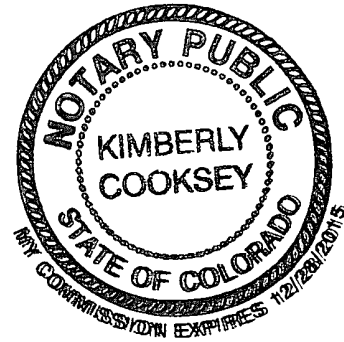
Delores L. Pomerinke
Delores L. Pomerinke, Officer

STATE OF Colorado)
) ss.
COUNTY OF Denver)

I certify that I know or have satisfactory evidence that Delores L. Pomerinke is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as an officer of Wells Fargo Bank, National Association, to be the free and voluntary act of such company for the uses and purposes mentioned in the instrument.

Dated this 26 day of July, 2013

Kimberly Cooksey
NOTARY PUBLIC in and for the State of Colorado
Residing at: 1700 Lincoln
My Commission expires: 07-26-2014 12/28/2015



SCHEDULE 1

This conveyance is made and accepted subject to all restrictions, reservations, covenants, and exceptions appearing of record in the Official Public Records of Real Property (and related and predecessor real property records) of the County in which the Property is located, to the extent such matters are applicable to the Property, including without limitation: all restrictions, reservations, covenants, and exceptions listed in the commitment for title insurance issued in connection with this Deed.

This conveyance is also made and accepted subject to the following, but only to the extent that they are still in effect and affect the Property: (1) existing deed restrictions and restrictive covenants affecting the Property; (2) discrepancies, conflicts and shortages in area or boundary lines, or any encroachments or any overlapping of improvements; (3) taxes for the current year and subsequent years and subsequent assessments for prior years due to change in land usage or ownership; (4) existing building and zoning restrictions and ordinances; (5) easements or roads, easements visible upon the ground, easements of record; (6) liens created or assumed as security for the purchase price; (7) rights or privileges of public service companies and utility easements of record or common to any platted subdivision of which the Property is a part; (8) reservations or other exceptions of record or known to the Grantee; (9) the terms and provisions of any declaration, by-laws and rules and regulations of any condominium regime or homeowner's association pertaining to the Property, as amended, including the platted easements and assessments set out therein; (10) the terms of any ground rent, ground lease or similar agreements, if any; (11) any matters that would be reflected on a current survey of the Property; (12) any other liens, encumbrances, easements, covenants or restrictions of record or known to the Grantee; (13) rights of parties in possession; (14) any and all other restrictions and zoning laws, regulations and ordinances of municipal and/or other governmental authorities.

Grantee and its agents having completed a full inspection of the Property and any improvements located thereon, there is no warranty, express or implied, made or given by Grantor except as to title as herein given and limited; the Property is conveyed "AS-IS," "WHERE IS," and no warranty or representation of any kind, express or implied, is made as to the condition of the Property, whether improvements or fixtures, sub-soil conditions, or natural or man-made conditions on or under the Property or otherwise; GRANTEE DOES HEREBY WAIVE, AND GRANTOR DOES HEREBY DISCLAIM, ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF ANY KIND, NATURE OR TYPE WHATSOEVER WITH RESPECT TO THE PROPERTY, including by way of description but not limitation, those of CONDITION, CHARACTERISTICS, MERCHANTABILITY, TENANT ABILITY, HABITABILITY, SUITABILITY, and FITNESS FOR A PARTICULAR PURPOSE OR USE, and Grantee releases Grantor from any claim, cause of action or other assertion of right with regard thereto.

Deed 238814

WARRANTY DEED

Warranty deed made this 14th day of October, 2015 between Teter LLP 401(k) Plan fbo Clay Davis, 10672 N. Lanes Rd, Fresno, CA 93730, referred to as Grantor, and Teter LLP 401(k) Plan fbo Clay Davis, 10672 N. Lanes Rd, Fresno, CA 93730, referred to as Grantee.

Grantor in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and does hereby grant, bargain, sell and convey, and confirm unto Grantee and its heirs and assigns forever, all the following described real estate situated in Teton County, Idaho:

THE SOUTHEAST QUARTER NORTHWEST QUARTER MORE OR LESS OF SECTION 5,
TOWNSHIP 5 NORTH, RANGE 45 E, B.M., TETON CO. IDAHO, BEING FURTHER DESCRIBED AS:
COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 5;
THENCE N 89°40'05" W, 1320.61 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER
NORTHWEST QUARTER OF SAID SECTION 5;
THENCE N 00°03'22" E, 1333.77 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER
NORTHWEST QUARTER OF SAID SECTION 5;
THENCE S 89°49'48" E, 1318.30 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER
NORTHWEST QUARTER OF SAID SECTION 5,
THENCE S 00°02'32"E, 1337.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 40.46 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO A 60 FOOT WIDE ROAD AND UTILITY EASEMENT RUNNING
ALONG THE FOLLOWING GENERAL BEARING OF THE ROAD CENTERLINE THAT IS DESCRIBED IN
INSTRUMENT # 228940: BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 5, AND
RUNNING NORTH, 2822 FEET ALONG THE CENTER OF THE EXISTING ROAD; THENCE EAST, 2645 FEET
ALONG THE EXISTING ROAD TO COUNTY ROAD N 3000 W.

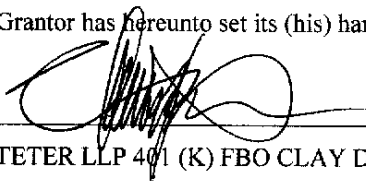
TOGETHER WITH A 60 FOOT WIDE ROAD AND UTILITY EASEMENT RUNNING ALONG THE WEST SIDE
OF THE NORTHEAST QUARTER SOUTHWEST QUARTER OF SAID SECTION 5. THIS EASEMENT TIES
INTO COUNTY ROAD 4000 NORTH VIA DEDICATED RIGHT OF WAY IN SILVER DOLLAR RANCH
DIVISION 1, INSTRUMENT # 196953.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

And Grantor and its heirs shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, its heirs, and assigns against Grantor and its heirs and against all and every person and persons whomsoever, lawfully claiming the same.

Restriction: The two (2) lots created by this split shall not be split or divided further by a "one time only" process but may only be split by following the subdivision and zoning procedures of the Teton County, Idaho Code.

Grantor has hereunto set its (his) hands on the day and year first above written.


TETER LLP 401 (K) FBO CLAY DAVIS

STATE OF CALIFORNIA)
SS
County of Fresno)

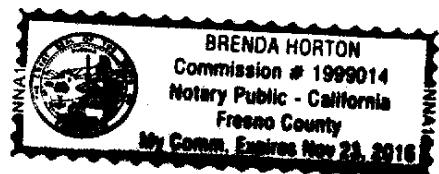
On this 14th day of October in the year of 2015, before me,

Brenda Storton, personally appeared CLAY DAVIS, who proved 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 in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which he acted, executed the instrument.

Brenda Storton
Notary Public

Residing at: Fresno CA

My commission expires: Nov. 23, 2016



Deed 270431

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 270431

TETON COUNTY, IDAHO
08-16-2021 15:03:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **994348-T (jw)**

Date: **August 03, 2021**

For Value Received, **Teter LLP 401(k) Plan FBO Clay Davis**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Jones Lehi LLC, a Utah limited liability company, as to an undivided 73.59% interest and Dorothy R. and Harry V. Jones Family LLC, a Utah limited liability company, as to an undivided 26.41% interest**, hereinafter called the Grantee, whose current address is **PO Box 401, Paradise, UT 84328**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Parcel 1:

Township 5 North, Range 45 E.B.M., Teton County, Idaho

Section 5: SE $\frac{1}{4}$ NW $\frac{1}{4}$, being further described as:

Commencing at the C $\frac{1}{4}$ corner of said Section 5;

thence N. 89°40'05" W. 1320.61 feet to the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 5;

thence N. 00°03'22" E. 1333.77 feet to the Northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 5;

thence S. 89°49'48" E. 1318.30 feet to the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 5;

thence S. 00°02'32" E. 1337.51 feet to the Point of Beginning.

Parcel 2:

Together with and subject to a 60 foot wide road and utility easement running along the following general bearing of the road centerline that is described in Instrument No. 228940: Beginning at the C $\frac{1}{4}$ corner of said Section 5, Township 5 North, Range 45 E.B.M., Teton County, Idaho, and running North 2822 feet along the center of the existing road; thence East 2645 feet along the existing road to County Road N 3000 W.

Together with any and all appurtenant water rights.

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,

Date: **08/03/2021**

Warranty Deed
- continued

File No.: **994348-T (jw)**

restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 08/03/2021

Warranty Deed
- continued

File No.: 994348-T (JP)

Teter LLP 401(k) Plan FBO Clay Davis

By: Caitlin Muradian
 Name: Caitlin Muradian
 Title: Trustee

STATE OF CALIFORNIA)
) ss.
 COUNTY OF FRESNO) Paula Rene Cmaylo

On this August 5, 2021, before me, a Notary Public in and for said State, personally appeared Caitlin Muradian, known or identified to me, to be the **Trustee, of Teter LLP 401(k) Plan FBO Clay Davis** of the Corporation that executed the instrument or the person who executed the instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.



Paula Rene Cmaylo
 Notary Public of CALIFORNIA
 Residing at:
 Commission Expires:

Survey 238814

Inst #177964, 95756
Sec 6 Sec 5
N 00°09'19"E
1306.52'
N 89°46'29"W 1323.34'
(Gov't Lot 4)

SW1/4NW1/4

(Gov't Lot 3)

S 89°49'48" E
1318.30'

SE1/4 NW1/4

Teter LLP 401(k) Plan fbo Clay Davis
SWD # 228940 40.46 acres

SURVEYOR'S CERTIFICATE

I, Arnold Woolstenhulme, being a registered Land Surveyor Engineer in Idaho, # 2860, certify that I did cause and supervise the survey of this land as herein platted and described hereon. The basis of the bearings and the survey descriptions are from a resurvey and correction Plat Inst #186569.

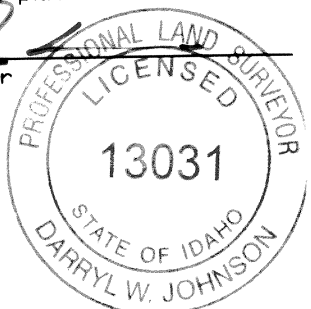
9/29 2015

CERTIFICATE OF PLAT REVIEW

I, the undersigned, being a licensed surveyor in the State of Idaho did review this plat and find it correct and as per Idaho Code 50-1305 & approve this plat for to be recorded.

Teton County Plat Review Surveyor

11-2-2015



NW1/4SW1/4

LEGEND

SECTION CORNER - FOUND OR SET AS NOTED

SECTION 1/16 CORNER - FOUND

PROPERTY CORNER - FOUND 5/8" IRON PIN
AW Engineering 1.5" Alum Cap no. 2860

SECTIONAL BREAKDOWN LINE

PROPERTY BOUNDARY

ROAD & UTILITY EASEMENT -
60' WIDE OR AS NOTED

0 100 200 feet 300 400'
SCALE 1" = 200'

HEADS UP ROAD
Co. Road Inst # 196953

TETON COUNTY FIRE MARSHAL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION ON THE PROPERTY AS SHOWN ON THIS PLAT MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY THE FIRE DEPARTMENT.

Teton County Fire Marshal

10-29-2015

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING ADMINISTRATOR ON THE FOLLOWING DATE AT WHICH TIME THIS LAND SPLIT WAS APPROVED & ACCEPTED FOR FILING.

Planning & Zoning Administrator

11/21-2015

Description SE/4 NW/4

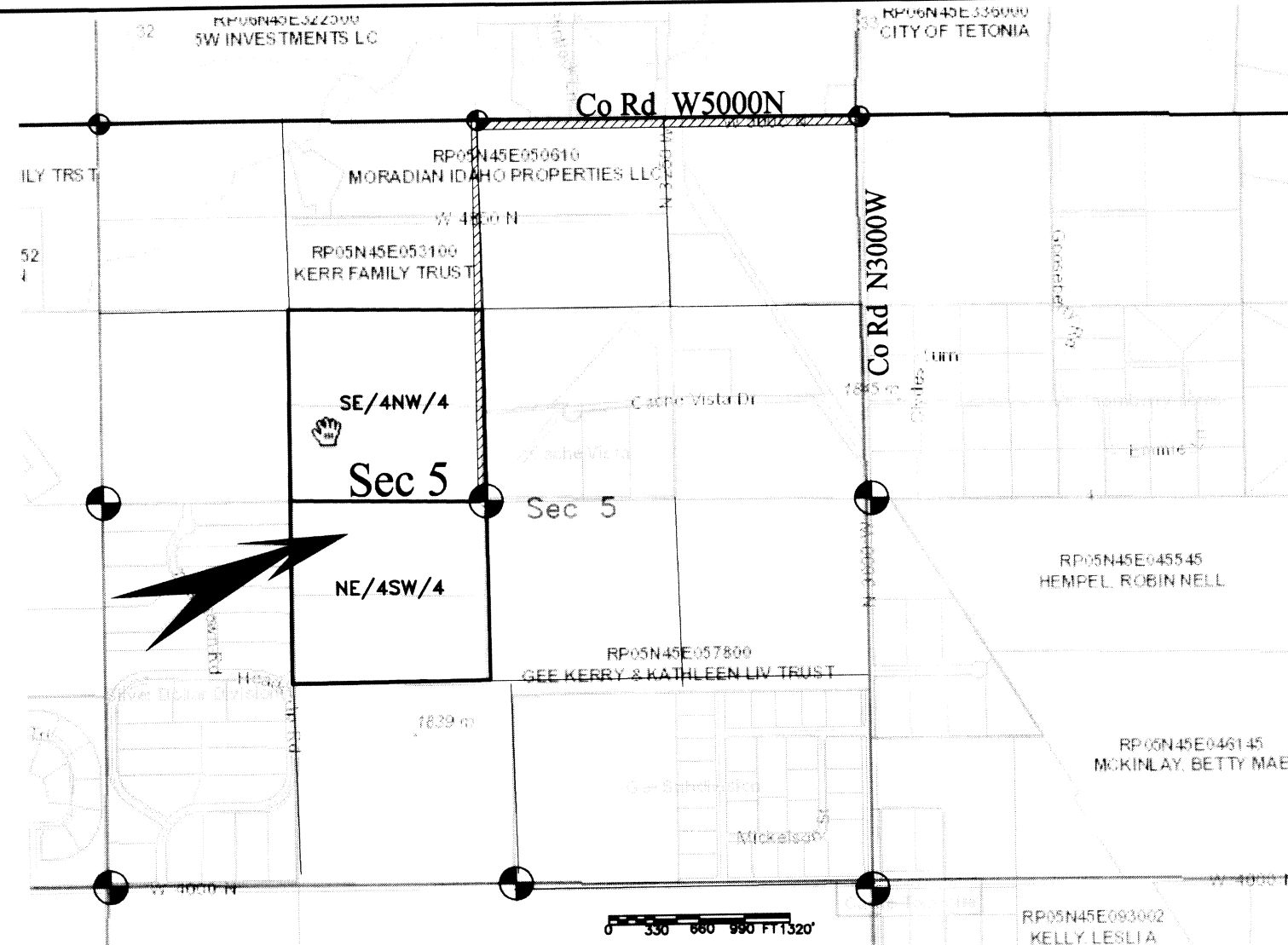
The SE 1/4 NW 1/4 of Section 5, Twp 5 N, Rng 45 E, B.M., Teton Co. Idaho, being further described as:
Commencing at the C 1/4 corner of said Section 5;
Thence N 89°40'05" W, 1320.61 feet to the SW corner of the SE 1/4 NW 1/4 of said Section 5;
Thence S 00°03'22" E, 1333.77 feet to the NW Corner of the SE 1/4 NW 1/4 of said Section 5;
Thence S 89°49'48" E, 1318.30 feet to the NE Corner of the SE 1/4 NW 1/4, of said Section 5;
Thence S 00°02'32" E, 1337.51 feet to the point of beginning.
Contains 40.46 acres more or less.
Together with and subject to a 60 foot wide road and utility easement running along the following general bearing of the road centerline that is described in Instrument # 228940.
Beginning at the Center 1/4 corner of said Section 5, and running North, 2822 feet along the center of the existing road;
Thence East, 2645 feet along the existing road to County Road N3000W.
Together with a 60 foot wide road and utility easement running along the West side of the NE 1/4 SW 1/4 of said Section 5. This easement ties into Co. road 4000 North via dedicated R.O.W IN Silver Dollar Ranch Div 1, Inst # 196953.

NE1/4 SW1/4

Kurt A. Drumheller, Alison L. Drumheller and Dolly Hagenbach
QCD 234887 40.34 acres

Description NE/4 SW/4

The NE 1/4 SW 1/4 of Section 5, Twp 5 N, Rng 45 E, B.M., Teton Co. Idaho, being further described as:
Commencing at the C 1/4 corner of said Section 5;
Thence S 00°02'32" E, 1329.15 feet to the SE Corner of the NE 1/4 SW 1/4 of said Section 5;
Thence N 89°41'22" W, 1322.90 feet to the SW corner of the NE 1/4 SW 1/4 of said Section 5;
Thence N 00°03'24" E, 1329.63 feet to the NW corner of the NE 1/4 SW 1/4 of said Section 5;
Thence S 89°40'05" E, 1320.61 feet to the point of beginning.
Contains 40.34 acres more or less.
Together with a 60 foot wide road and utility easement running along the following general bearing of the road centerline that is described in Instrument # 228940.
Beginning at the Center 1/4 corner of said Section 5, and running North, 2822 feet along the center of the existing road;
Thence East, 2645 feet along the existing road to County Road N3000W.
Subject to a 60 foot wide road and utility easement running along the West side of the NE 1/4 SW 1/4 of said Section 5. This easement ties into Co. road 4000 North via dedicated R.O.W IN Silver Dollar Ranch Div 1, Inst # 196953.



VICINITY MAP SEC. 5, T 5N, R 45 E, TETON CO., ID.

OWNERS' CERTIFICATE

WE, THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LANDS SHOWN & DESCRIBED HEREON, CERTIFY THAT THE FOREGOING LAND SPLIT AS SHOWN HEREON IS WITH OUR FREE CONSENT & IN ACCORDANCE WITH OUR DESIRES.

Teter LLP 401(k) Plan fbo Clay Davis

Oct. 14, 2015

Dolly Hagenbach 10/22 2015

Kurt A. Drumheller

Alison L. Drumheller 10/22 2015

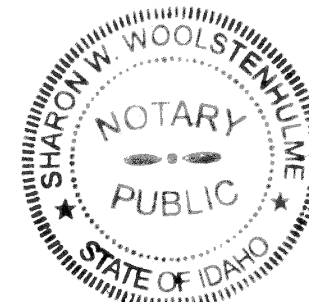
STATE OF Idaho
COUNTY OF Teton

ON THIS 14th DAY OF October 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE SHOWN ABOVE PERSONALLY APPEARED KURT A. DRUMHELLER & ALISON L. DRUMHELLER, IDENTIFIED TO ME TO BE THE PERSONS NAMES ARE SUBSCRIBED TO THIS INSTRUMENT & ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING AT Victor, Idaho

COMMISSION EXPIRES 01-02-2021



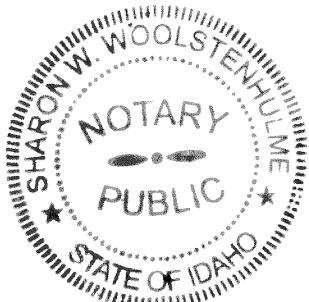
STATE OF Idaho
COUNTY OF Teton

ON THIS 14th DAY OF October 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE SHOWN ABOVE PERSONALLY APPEARED DOLLY HAGENBACH, IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT & ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING AT Victor, Idaho

COMMISSION EXPIRES 01-02-2021



STATE OF CALIFORNIA
COUNTY OF Fresno

ON THIS 14th DAY OF October 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE SHOWN ABOVE PERSONALLY APPEARED CLAY DAVIS, IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT & ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME. IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE ENTITY UPON BEHALF OF WHICH HE ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

RESIDING AT Fresno, CA

COMMISSION EXPIRES Nov. 23, 2016

Dorinda Storton

RECORDER'S CERTIFICATE

Instrument # 238813

TETON COUNTY, IDAHO
11-6-2015 10:05:00 AM No. of Pages: 1
Recorded for: AW ENGINEERING
MARY LOU HANSEN Fee: 5.00
EX-Officio Recorder Deputy
Index to: PROPERTY SURVEYS

- ONE TIME ONLY LOT SPLIT - RECORD OF SURVEY

SE1/4 NW1/4 & NE1/4 SW1/4, Sec 5, Twp. 5 N., Rng. 45 E.,
B.M., TETON COUNTY, IDAHO

Owners:

Teter LLP
c/o Clay Davis
10672 N. Lanes Rd, Fresno CA 93730
Kurt A. & Alison L. Drumheller
7270 Wild Rose Drive
Victor, ID 83455

AW ENGINEERING
255 SOUTH MAIN P.O. BOX 139
VICTOR, IDAHO 83455
(208) 787-2952 aweng@ida.net

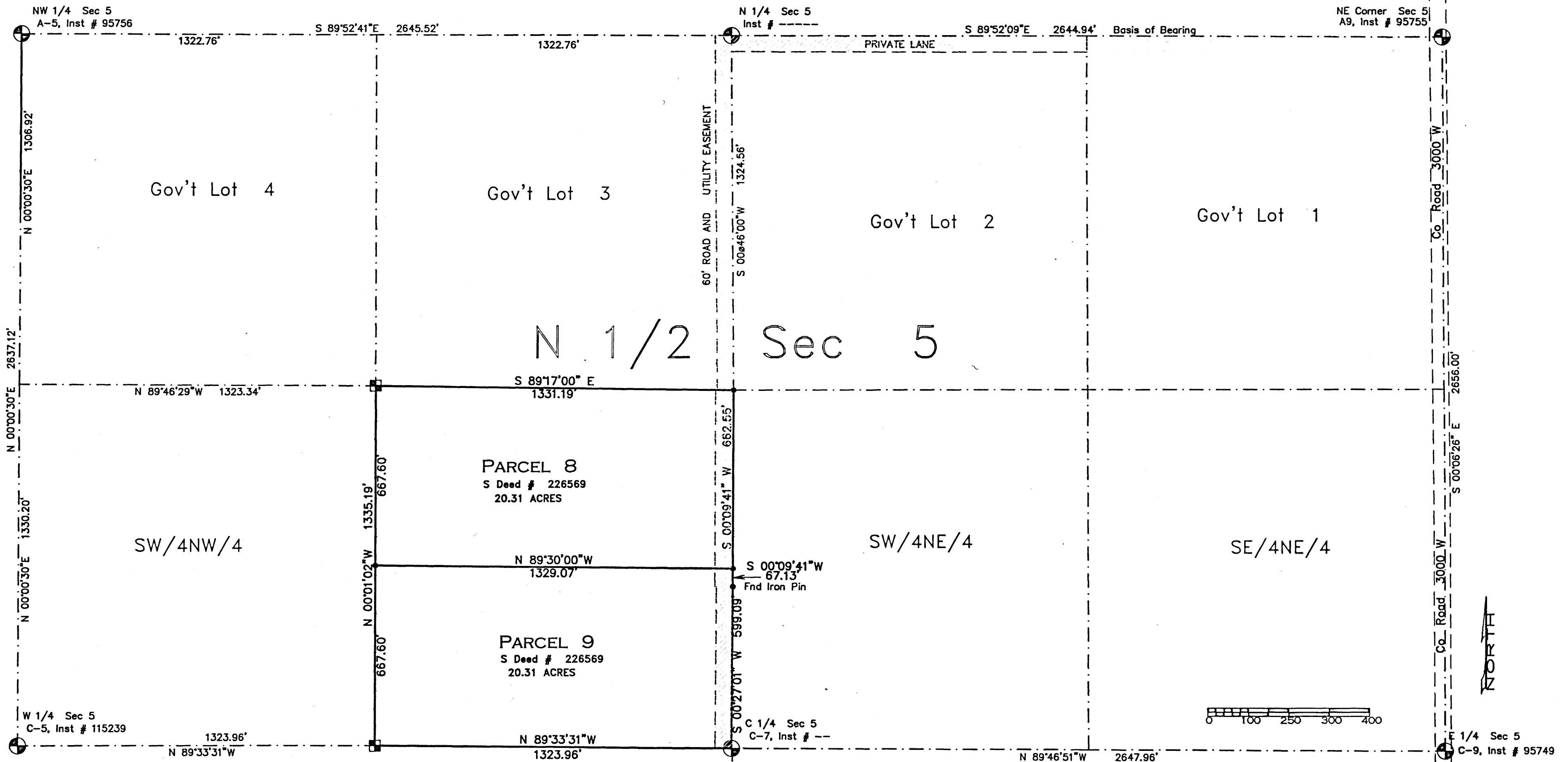
DWG: JW 6-22-15 SURVEY: CC /10/2014 REV: 7/6/15 PROJ: 2015-048/amend plat

Survey 228698

228698

WELLS FARGO BANK

SEC 5 TWP 5N RNG 45E



PROPERTY DESCRIPTION TRACT II

PARCEL 8

A part of the N 1/2 of Section 5, Twp 5 N, Rng 45 E, B.M., Teton Co. Idaho, being further described as:
From the C 1/4 corner of said Section 5, Thence N 89°33'31" W, 1323.96 feet along the South line of the SE 1/4 NW 1/4 to the SW corner of said SE 1/4 NW 1/4 and N 00°01'02" W, 667.60 feet further along the West line of the SE 1/4 NW 1/4 to the point of beginning.
Thence N 00°01'02" W, 667.60 ft. to the NW corner of the SE 1/4 NW 1/4;
Thence S 89°17'00" E, 1331.19 ft. to a point;
Thence S 00°09'41" W, 662.55 ft. to a point;
Thence N 89°30'00" W, 1329.07 ft. to the point of beginning.
Contains 20.31 acres more or less.

PARCEL 9

A part of the N 1/2 of Section 5, Twp 5 N, Rng 45 E, B.M., Teton Co. Idaho, being further described as:
Commencing at the C 1/4 corner of said Section 5, the point of beginning.
Thence N 89°33'31" W, 1323.96 ft. along the South line of the SE 1/4 NW 1/4 to the SW corner of the SE 1/4 NW 1/4 of said section 5;
Thence N 00°01'02" W, 667.60 ft. along the West line of the SE 1/4 NW 1/4 of said Section 5;
Thence S 89°30'00" E, 1329.07 ft. to point;
Thence S 00°09'41" W, 67.13 feet to a iron pin;
Thence S 00°27'01" W, 599.09 feet to the point of beginning.
Contains 20.31 acres more or less.

S 1/4 Sec 5
E-7, Inst #95752

LEGEND

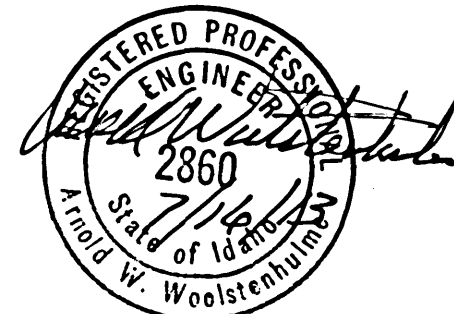
- SECTION CORNER - FOUND OR SET AS NOTED
- SECTION 1/16 CORNER - FOUND
- PROPERTY CORNER - FOUND 5/8" IRON PIN
- S DEED SHERIFF'S DEED
- SECTIONAL BREAKDOWN LINE
- PROPERTY BOUNDARY
- ROAD & UTILITY EASEMENT - 60' WIDE OR AS NOTED

ACCESS EASEMENT DESCRIPTION (Calls from Deed # 226569)

Subject to and together with a 60 foot wide road and utility easement across the West side of the NW 1/4 and the North side of the NE 1/4 of Section 5, being further described as:
From the Center 1/4 Corner of Section 5, Twp 5 N, Rng 45 E, B.M., Teton Co. Id., running West, 30.00 ft to the center line; and then along the centerline the following deed calls:
Thence N 00°27'01" W, 599.09 ft; Thence N 00°09'41" W, 729.68 ft.,
Thence N 00°46'00" W, 662.20 ft; Thence N 01°01'26" W, 861.16 ft;
Thence S 89°52'09" E, 2644.94 feet more or less to the County Road.

SURVEYOR'S CERTIFICATE

I, Arnold Woolstenhulme, being a registered Land Surveyor / Engineer in Idaho, # 2860, certify that I did cause and supervise the survey of the land as herein platted and described hereon.



RECORDER'S CERTIFICATE

Instrument # 228698

TETON COUNTY, IDAHO
7-18-2013 09:00:00 No. of Pages: 1
Recorded for: AW ENGINEERING
MARY LOU HANSEN Fee: 5.00
Ex-Officio Recorder Deputy
Index to: PROPERTY SURVEYS

RECORD OF SURVEY

N 1/2 of Sec 5, Twp. 5 N., Rng. 45 E., Shown of Survey

B.M., TETON COUNTY, IDAHO

Wells Fargo Bank

agent Lora Davis
Silver Peaks Realty
505 S Main P.O. Box 473
Driggs, Idaho 83452

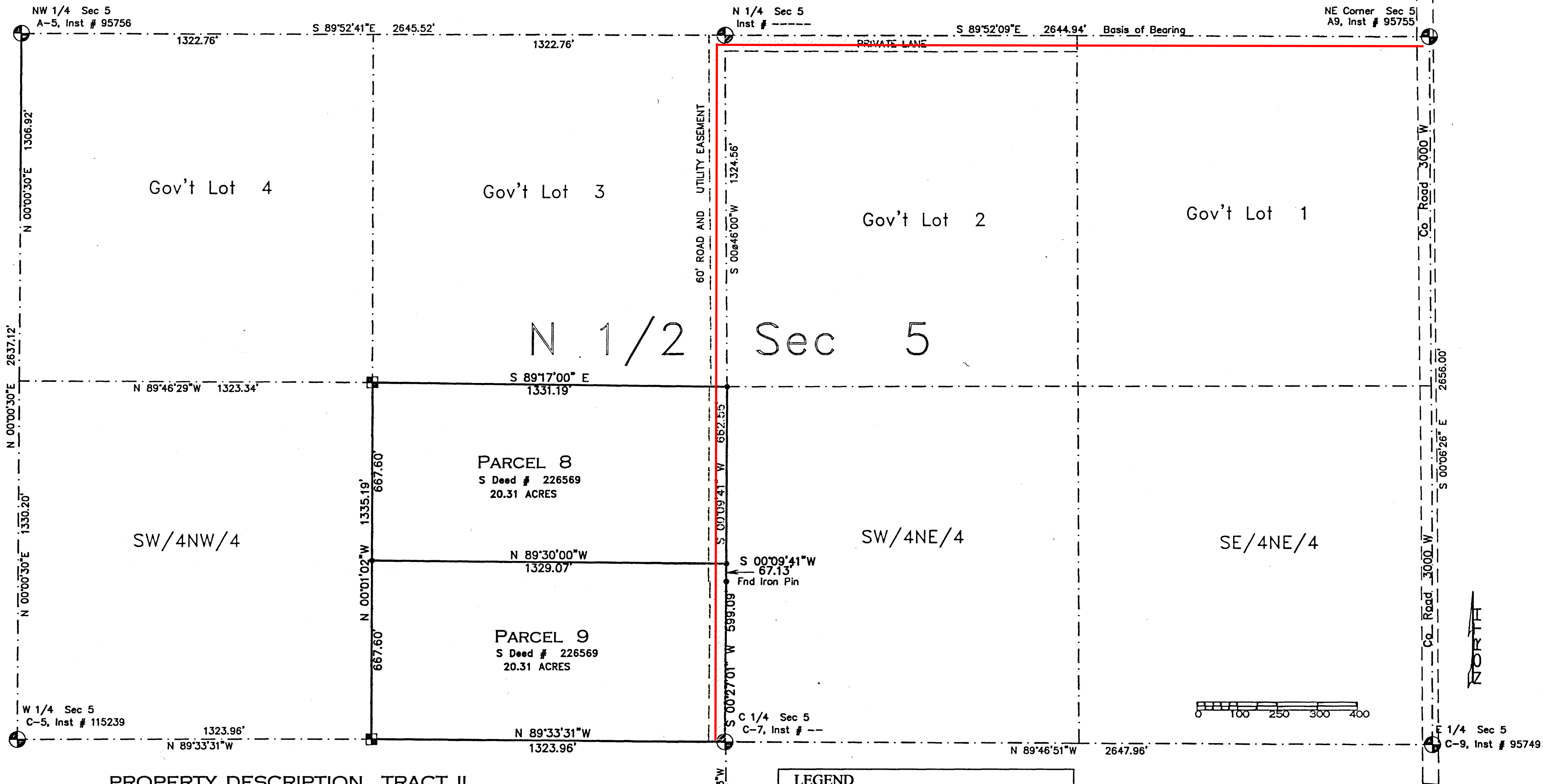
AW ENGINEERING
255 SOUTH MAIN P.O. BOX 139
VICTOR, IDAHO 83455
(208) 787-2952 aweng@ida.net

Survey: CLC 6/06/13 Dwg: aww 6/25/13 Proj #: 2013-057/survey

228698

WELLS FARGO BANK

SEC 5 TWP 5N RNG 45E



PROPERTY DESCRIPTION TRACT II

PARCEL 8

A part of the N 1/2 of Section 5, Twp 5 N, Rng 45 E, B.M., Teton Co. Idaho, being further described as:
From the C 1/4 corner of said Section 5, Thence N 89°33'31" W, 1323.96 feet along the South line of the SE 1/4 NW 1/4 to the SW corner of said SE 1/4 NW 1/4 and N 00°01'02" W, 667.60 feet further along the West line of the SE 1/4 NW 1/4 to the point of beginning.
Thence N 00°01'02" W, 667.60 ft. to the NW corner of the SE 1/4 NW 1/4;
Thence S 89°17'00" E, 1331.19 ft. to a point;
Thence S 00°09'41" W, 662.55 ft. to a point;
Thence N 89°30'00" W, 1329.07 ft. to the point of beginning.
Contains 20.31 acres more or less.

PARCEL 9

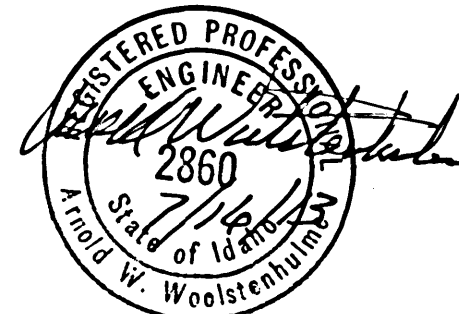
A part of the N 1/2 of Section 5, Twp 5 N, Rng 45 E, B.M., Teton Co. Idaho, being further described as:
Commencing at the C 1/4 corner of said Section 5, the point of beginning.
Thence N 89°33'31" W, 1323.96 ft. along the South line of the SE 1/4 NW 1/4 to the SW corner of the SE 1/4 NW 1/4 of said section 5;
Thence N 00°01'02" W, 667.60 ft. along the West line of the SE 1/4 NW 1/4 of said Section 5;
Thence S 89°30'00" E, 1329.07 ft. to point;
Thence S 00°09'41" W, 67.13 feet to a iron pin;
Thence S 00°27'01" W, 599.09 feet to the point of beginning.
Contains 20.31 acres more or less.

ACCESS EASEMENT DESCRIPTION (Calls from Deed # 226569)

Subject to and together with a 60 foot wide road and utility easement across the West side of the NW 1/4 and the North side of the NE 1/4 of Section 5, being further described as:
From the Center 1/4 Corner of Section 5, Twp 5 N, Rng 45 E, B.M., Teton Co. Id., running West, 30.00 ft to the center line; and then along the centerline the following deed calls:
Thence N 00°27'01" W, 599.09 ft; Thence N 00°09'41" W, 729.68 ft.,
Thence N 00°46'00" W, 662.20 ft; Thence N 01°01'26" W, 861.16 ft;
Thence S 89°52'09" E, 2644.94 feet more or less to the County Road.

SURVEYOR'S CERTIFICATE

I, Arnold Woolstenhulme, being a registered Land Surveyor / Engineer in Idaho, # 2860, certify that I did cause and supervise the survey of the land as herein platted and described hereon.



LEGEND

- SECTION CORNER - FOUND OR SET AS NOTED
- SECTION 1/16 CORNER - FOUND
- PROPERTY CORNER - FOUND 5/8" IRON PIN
- S DEED SHERIFF'S DEED
- SECTIONAL BREAKDOWN LINE
- PROPERTY BOUNDARY
- ROAD & UTILITY EASEMENT - 60' WIDE OR AS NOTED

RECORDER'S CERTIFICATE

Instrument # 228698

TETON COUNTY, IDAHO
7-18-2013 09:00:00 No. of Pages: 1
Recorded for: AW ENGINEERING
MARY LOU HANSEN Fee: 5.00
Ex-Officio Recorder Deputy
Index to: PROPERTY SURVEYS

RECORD OF SURVEY

N 1/2 of Sec 5, Twp. 5 N., Rng. 45 E., Shown of Survey
B.M., TETON COUNTY, IDAHO

Wells Fargo Bank

agent Lora Davis
Silver Peaks Realty
505 S Main P.O. Box 473
Driggs, Idaho 83452

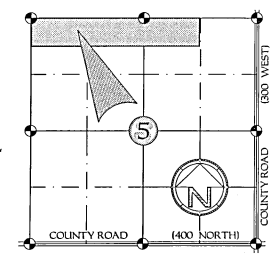
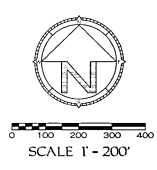
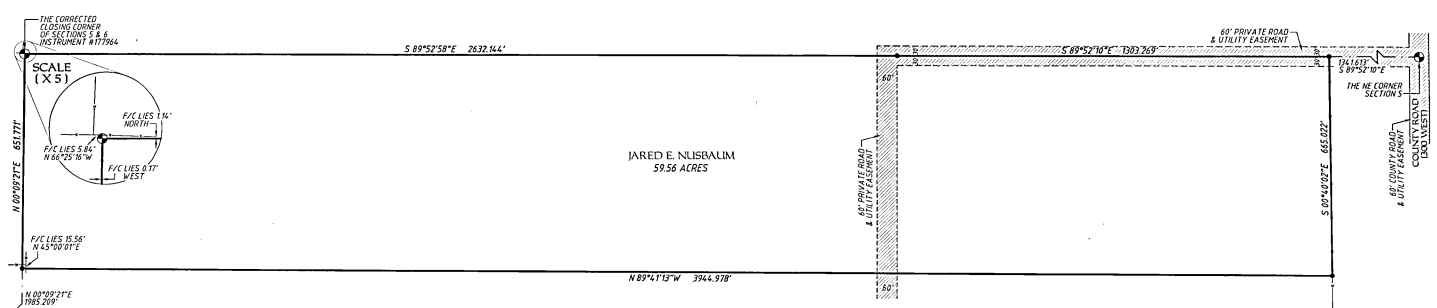
AW ENGINEERING
255 SOUTH MAIN P.O. BOX 139
VICTOR, IDAHO 83455
(208) 787-2952 aweng@ida.net

Survey: CLC 6/06/13 Dwg: aww 6/25/13 Proj #: 2013-057/survey

Survey 18337

Jared E Nussbaum
Sec 5, Twp 5N, Rng 45E

183377



OWNER'S CERTIFICATE
PART OF GOVERNMENT LOTS 2, 3 AND 4, SECTION 5, TWP. 5N, RNG. 45E, B.M. TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
COMMENCING AT THE CORRELATED CLOSING CORNER OF SECTIONS 5 AND 6 PER INSTRUMENT #177964;
THENCE S 89°52'58\"/>

LEGEND	
	SECTION CORNER - FOUND OR SET AS NOTED
	PROPERTY CORNER - SET 5/8\"/>
	SECTIONAL BREAKDOWN LINE
	PROPERTY BOUNDARY
	EASEMENT - TYPE & WIDTH AS NOTED
	FENCE LINE

RECORDER'S CERTIFICATE
STATE OF IDAHO)
COUNTY OF TETON)
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 200____, AT _____, IDAHO.
AT THE REQUEST OF _____
INSTRUMENT NUMBER _____
COUNTY RECORDER _____

Instrument # 183377
DRIGGS, TETON, IDAHO
2006-12-12 11:50:25 No. of Pages: 1
Recorded by: A & W ENGINEERING
NOLAN G. BOYLE
Ex-Officio Recorder Deputy
www.aandw-engineering.com

RECEIVED
DEC 12 2006
TETON CO. CLERK RECORDER

SURVEYOR'S CERTIFICATE
I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2868, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



RECORD OF SURVEY - PROPERTY SURVEY -	
PARTS OF GOVERNMENT LOTS 2, 3 & 4, SECTION 5, TWP. 5N, RNG. 45E, B.M. TETON COUNTY, IDAHO	
JARED E. NUSSBAUM 489 N 300 W TETON, IDAHO 83452 (208) 456-0021	A & W ENGINEERING 255 South Main P.O. Box 139 Victor, Idaho 83455 (208) 787-2952 aweng@tetonetel.com
PROJECT NUMBER: 2006-099	SHEET 1 OF 1

SURVEYED	12/07/06	JNDAT	DRAWN BY: BJM	12/07/06	JOHNICKELLARPROPSRV.DWG	REVISED BY: BJM	12/11/06
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