

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION RECEIVED, Bruce K. DeRize and Sheila DeRize, Husband and Wife, whose current address is 4621 S. 500 E., Victor, ID 83455, the Grantor, does hereby REMISE, RELEASE, CONVEY, GRANT, and forever QUITCLAIM unto "The Bruce and Sheila DeRize Family Trust" dated May 23, 2022 with Bruce K. DeRize and Sheila DeRize, acting as the initial Trustees, the Grantee, whose current address is 4621 S. 500 E., Victor, ID 83455, the following described real estate situated in Teton County, State of Idaho, known as and legally described as follows:

SEE EXHIBIT "A"

Together with all improvements situated thereon and all appurtenances thereunto belonging.

Subject to all exceptions, reservations, rights-of-ways, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state, and county subdivision laws.

TO HAVE AND TO HOLD, the said premises, together with the appurtenances, unto the said Grantee and to the Grantee's successors and assigns forever.

In construing this deed and where the context so requires, the singular includes the plural.

DATED this 23 day of May, 2023.

Bruce K. DeRize
Bruce K. DeRize

Sheila DeRize
Sheila DeRize

STATE OF Idaho)
) ss.
County of Teton)

ON THIS 23 day of May, 2023, before me, Bart Birch,
a Notary Public in and for said State, personally appeared Bruce K. DeRize and Sheila DeRize,
known or identified by me to be the persons who signed the foregoing instrument, and
acknowledged to me that they executed the same

SUBSCRIBED AND SWORN to before me this 23 day of May 2023.

BART BIRCH
COMMISSION NO. 65771
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 5-16-2027

Bart Birch
Notary Public for Idaho
Residing at: 5-16-2027 Driggs
My Commission Expires: 5-16-2027

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EXHIBIT "A"

The NE 1/4 NW 1/4 SE 1/4 Section 24, Township 4N., Range 45E., B.M. Teton Meridian, Teton County, Idaho, being further described as:
 From the C 1/4 corner of said Section 24, thence N 89°54'28" E, 673.45 feet along the North line of the SE 1/4 to the true point of beginning; Thence N 89°54'28" E, 673.45 feet further along the North line of the SE 1/4 to the NE corner of the NW 1/4 SE 1/4 of said Section 24; Thence S 00°04'57" W, 660.67 feet along the East line of the NW 1/4 SE 1/4 of said Section 24 to a point; Thence S 89°55'08" W, 673.92 feet to a point; Thence N 00°07'26" E, 660.53 feet to the point of beginning.

SUBJECT TO and reserving to Grantor and assigns a 20 foot road and utility easement along the southern property line.

TOGETHER with a 20 foot road and utility easement along the southern and western property lines of the following described property;

The NW 1/4 NW 1/4 SE 1/4 Section 24, TWP. 4N., RANG. 45E., B.M. Teton County, Idaho, being further described as:
 Commencing at the C 1/4 corner of said Section 24:
 Thence N 89°54'28"E, 673.45 feet along the north line of the SE 1/4 of said Section 24 to a point; Thence N 00°07'26"W, 660.53 feet to a point; Thence S 89°55'08"W, 673.92 feet to a point on the west line of the SE 1/4 of the said Section 24; Thence N 00°09'55"E, 660.40 feet along the west line of the SE 1/4 to the point of beginning.

together with their appurtenances.

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