

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 # 263631
TETON COUNTY, IDAHO
10-30-2020 13:43:00 No. of Pages: 4
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.: **932859-T (JP)**

Date: **October 27, 2020**

For Value Received, **Robin LaRae Kirkham aka Robyn LaRae Kirkham and Linda Jane Moore, Trustees of the Freeze Family Trust**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Badger Capital Advisors Retirement Trust, dated January 1, 2012, Nicholas Besobrasow, Trustee**, hereinafter called the Grantee, whose current address is **PO Box 166, Tetonia, ID 83452**, the following described premises, situated in **Teton County, Idaho**, to-wit:

BEGINNING AT THE CENTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 45 EAST BOISE MERIDIAN, THENCE EAST 80 RODS, NORTH 160 RODS, WEST 32 RODS, SOUTHWESTERLY 108.85 RODS, WEST 5 RODS, SOUTH 60 RODS TO PLACE OF BEGINNING, ALSO: E $\frac{1}{2}$ NE $\frac{1}{4}$, SECTION 9, TOWNSHIP 6, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: PART OF THE NE $\frac{1}{4}$ SECTION 9, AND THE S $\frac{1}{2}$ SE $\frac{1}{4}$ SECTION 4, TWP.6N., RNG. 45E., B.M. TETON COUNTY, IDAHO. BEING FURTHER DESCRIBED AS: COMMENCING AT THE SE CORNER OF SAID SECTION 4, AND SECTION 9 THE TRUE POINT OF BEGINNING:

THENCE S 00°41'51"W, 1375.00 FEET ALONG THE SECTION LINE OF SAID SECTION 9, TO A POINT:

THENCE S 82°26'50"W, 394.01 FEET TO A POINT:

THENCE N 75°37'08"W, 419.14 FEET TO A POINT:

THENCE S 38°06'57"W, 511.17 FEET TO A POINT:

THENCE N 87°12'21"W, 331.28 FEET TO A POINT:

THENCE S 15°32'49"W, 157.45 FEET TO A POINT ON THE CORNER LINE OF THE COUNTY LINE ROAD:

THENCE S 85°31'23"W, 100.02 FEET FURTHER ALONG THE CENTER LINE OF THE COUNTY ROAD TO A POINT:

THENCE N 89°50'18"W, 203.25 FEET FURTHER ALONG THE CENTER LINE OF THE COUNTY ROAD TO A POINT:

THENCE N 83°31'50"W, 78.63 FEET FURTHER ALONG THE CENTER LINE OF THE COUNTY ROAD TO A POINT:

THENCE N 68°22'16"W, 484.56 FEET FURTHER ALONG THE CENTER LINE OF THE COUNTY ROAD TO A POINT:

THENCE N 55°00'56"W, 123.86 FEET FURTHER ALONG THE CENTER LINE OF THE COUNTY ROAD TO A POINT:

THENCE N 78°03'54"W, 120.94 FEET FURTHER ALONG THE CENTER LINE OF THE COUNTY ROAD TO A POINT:

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**LEAVING THE CENTER LINE OF THE COUNTY ROAD: THENCE N 24°17'53"E, 1800.67 FEET TO A POINT ON THE SOUTHERN SECTION LINE OF SAID SECTION 4:
THENCE S 89°22'56"E, 69.96 FEET ALONG THE BOUNDARY LINE TO A POINT:
THENCE N 35°47'08"E, 766.99 FEET TO A POINT:
THENCE S 00°16'35"W, 82.50 FEET TO A POINT:
THENCE N 48°03'10"E, 1141.66 FEET TO A POINT:
THENCE S 89°47'00"E, 462.00 FEET TO A POINT ON THE SECTION LINE OF SECTION 4:
THENCE S 00°16'35"W, 1320.00 FEET ALONG THE SECTION LINE TO THE TRUE POINT OF BEGINNING.**

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.

NOT A LEGAL COPY

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Warranty Deed
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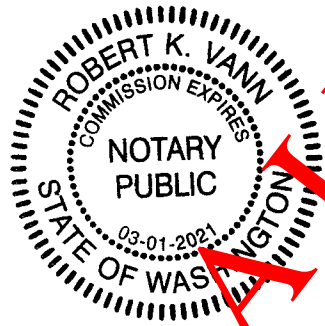
aka Robyn LaRae Kirkham
Robin LaRae Kirkham and Linda Jane Moore,
Trustees of the Freeze Family Trust

Robin LaRae Kirkham, Trustee aka Robyn LaRae Kirkham

Linda Jane Moore, Trustee
Linda Jane Moore, Trustee

STATE OF WASH)
) ss.
COUNTY OF KING)

On this 29 day of **October, 2020**, before me, a Notary Public in and for said State, personally appeared, known or identified to me to be the person(s) whose name(s) ~~Robin LaRae Kirkham~~ and Linda Jane Moore subscribed to the within instrument as ~~Trustees~~ of the **Freeze Family Trust Trust**, and acknowledged to me that she executed the same as such Trustees.



[Signature]
Notary Public of
Residing at: Issaquah
Commission Expires: 3-1-21

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