

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

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 998037-T (jw)

Date: October 19, 2021

For Value Received, **Donald W. Thompson, a single man as to an undivided 25% interest and Antonio E. Piccagli and Klendalyn Starr Eman, husband and wife as to an undivided 5% interest and Maia C. Piccagli and Scott Steiger, wife and husband, as to an undivided 5% interest and Giorgio Antonio Piccagli and Kathleen Piccagli, as Trustees, or their future successors in trust, under the Piccagli Family Trust, dated April 11, 2007, and any amendments thereto as to an undivided 65% interest,** hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Christopher Hawks, trustee of the MH 2000 Dynasty Insurance Trust, dated 9/14/2021,** hereinafter called the Grantee, whose current address is **PO Box 4430, Jackson, WY 83001,** the following described premises, situated in **Teton County, Idaho,** to-wit:

A part of Government Lot 1, Section 30, Township 1 North, Range 46 East Boise Meridian, Teton County, Idaho, being further described as:

Commencing at the NW Corner of said Section 30: thence S 89° 34'47"E. 1322.03 feet along the Northern Section Line to the NE Corner of Government Lot 1 of said Section 30; thence S 00° 42'48"E. 988.06 feet along the East line of Government Lot 1 of said Section 30 to a point; thence N 89° 16'27"W. 1041.71 feet to a point; thence N 01° 11'04"W. 123.45 feet to a point; thence West, 88.70 feet to a point; thence N 00° 50'10"E. 191.98 feet to a point; thence West, 190.38 feet to a point on the Western Section line of said Section 30; thence N 01° 11'04"W. 389.24 feet along the Western section line to the point of beginning.

Subject to county road and utility easements along the Northern and Western property lines.

Subject to a 10 foot water line easement, 5 feet on each side of the following described line: From the SW corner of said Government Lot 1, thence North 01° 11'04" West, 956.00 feet along the Western Section line and thence East, 130 feet, more or less, to the middle of an underground line, the point of beginning;

Thence along said underground water line, North 85 feet, more or less, to a point which is five feet beyond the existing well.

Subject to a 15 foot irrigation access easement along the Southern property line.

Date: **10/19/2021**Warranty Deed
- continuedFile No.: **998037-T (jw)**

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

Date: 10/19/2021

Warranty Deed
- continued

File No.: 998037-T (jw)

Donald W. Thompson
[Signature] 10/25/21
Maia C. Piccagli

Antonio E. Piccagli
Giorgio Antonio Piccagli and Kathleen Piccagli,
as Trustees, or their future successors in trust,
under the Piccagli Family Trust, dated April 11,
2007, and any amendments thereto

Giorgio Antonio Piccagli, Trustee

Kathleen Piccagli, Trustee

By: _____
Klendalyn Starr Emanu

By: *[Signature]* 10/25/21
Scott Steiger

STATE OF _____)
 See attached) ss.
 California Akm. of Jurat)
COUNTY OF _____)
 New Notary Certificate)

On this _____, before me, a Notary Public in and for said State, personally appeared **Maia C. Piccagli and Scott Steiger**, 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.

See attached
California Akm. of Jurat
New Notary Certificate

See attached
California Akm. of Jurat
New Notary Certificate

Notary Public for the State
of _____
Residing at: _____
My Commission Expires: _____

NOT A LEGAL COPY

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

On Monday, October 25, 2021, before me, Hasan Ahmed, Notary Public, personally appeared **MAIA C. PICCAGLI AND SCOTT STEIGER**, who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

[Handwritten Signature]

Signature



(Seal)

Warranty Deed.
Monday, October 25, 2021.

Date: 10/19/2021

Warranty Deed
- continued

File No.: 998037-T (W)

Donald W. Thompson

Antonio E. Piccagli

Mala C. Piccagli

Giorgio Antonio Piccagli and Kathleen Piccagli,
as Trustees, or their future successors in trust,
under the Piccagli Family Trust, dated April 11,
2007 and any amendments thereto.

Giorgio Antonio Piccagli, Trustee
Kathleen Piccagli
Kathleen Piccagli, Trustee

See Attached CA Certificate
Acknowledgement
Present

By: Klendalyn Starr Emama

By: Scott Stelger

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____, before me, a Notary Public in and for said State, personally appeared Mala C. Piccagli and Scott Stelger, 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.

Notary _____ Public for the _____ State
of _____
Residing at: _____
My Commission Expires: _____

NOT A LEGAL COPY

Date: 10/19/2021

Warranty Deed
- continued

File No.: 998037-T (fw)

STATE OF _____)
COUNTY OF _____)
ss.

On this _____, before me, a Notary Public in and for said State, personally appeared **Giorgio Antonio Piccagli and Kathleen Piccagli**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument as Trustees of the **The Piccagli Family Trust**, dated **April 11, 2007** Trust, and acknowledged to me that they executed the same as such Trustees.

Notary Public of _____
Residing at: _____
Commission Expires: _____

State of California
County of San Francisco
On 10/19/21, before me, Edgar Ganez
Notary Public, personally appeared Giorgio Antonio Piccagli
and Kathleen Piccagli.

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~~~she~~~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature: _____



DUPLICATE COPY

Signature: _____



