



50 N Ash
Blackfoot, ID 83221

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 856658 BFC/MH

STATE OF IDAHO } SS
County of Bingham }
I certify the foregoing to be a true and correct copy of the original on file and of record in this office at the Clerk and Ex-officio Recorder of Bingham County, Idaho.
Dated 11-27-2024

PAMELA W. ECKHARDT
Clerk and Ex-officio Recorder
By Julie Pulley
Instrument # 763901
BINGHAM COUNTY, IDAHO
2024-07-24 04:50:40 PM No. of Pages: 2
Recorded for: PIONEER TITLE BINGHAM COUNTY
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy JPulley
Index To: WARRANTY DEED
Electronically Recorded by Simplifile



* RE-RECORDED TO CORRECT LEGAL DESCRIPTION
WARRANTY DEED

For Value Received Kash Evans, a married man as his sole and separate property.

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant, and convey unto

AIMEE S. AUSTIN AND GREGORY LYNN AUSTIN, WIFE AND HUSBAND
~~FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION OF THE PROPERTY~~

hereinafter referred to as Grantee, whose current address is 662 W. 15 S. Blackfoot, ID 83221

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated:

[Signature]
Kash Evans

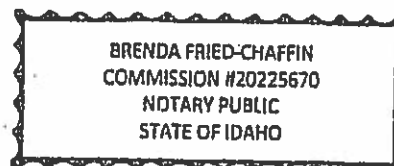
[Signature]
Tammy Evans

By my signature above I am conveying my homestead rights as set forth in the Idaho Code Section 55-1007 and for no other purpose as I have no interest in the subject property.

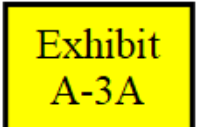
State of Idaho, County of Bingham

This record was acknowledged before me on July 16th 2024 by Kash Evans and Tammy Evans.

[Signature]
Signature of notary public
Commission Expires: 12/19/28



Instrument # 766791
BINGHAM COUNTY, IDAHO
2024-12-02 01:48:19 PM No. of Pages: 2
Recorded for: PIONEER TITLE BINGHAM COUNTY
PAMELA W. ECKHARDT Fee: \$15.00
Ex-Officio Recorder Deputy JPulley
Electronically Recorded by Simplifile





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WARRANTY DEED

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hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant, and convey unto

AIMEE S. AUSTIN AND GREGORY LYNN AUSTIN, WIFE AND HUSBAND

hereinafter referred to as Grantee, whose current address is 662 W. 15 S. Blackfoot, ID 83221

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated:

Kash Evans

Tammy Evans

By my signature above I am conveying my homestead rights as set forth in the Idaho Code Section 55-1007 and for no other purpose as I have no interest in the subject property.

State of Idaho, County of Bingham

This record was acknowledged before me on July 16th 2024 by Kash Evans and Tammy Evans.

Signature of notary public
Commission Expires: 12/19/28

BRENDA FRIED-CHAFFIN
COMMISSION #20225670
NOTARY PUBLIC
STATE OF IDAHO



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File No. 856658 BFC/MH

WARRANTY DEED

For Value Received Kash Evans, a married man as his sole and separate property. hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant, and convey unto **AIMEE S. AUSTIN AND GREGORY LYNN AUSTIN, WIFE AND HUSBAND** ~~Gregory Lynn Austin and Aimee Lynn Austin, Blackfoot, Idaho~~ hereinafter referred to as Grantee, whose current address is 662 W. 15 S. Blackfoot, ID 83221

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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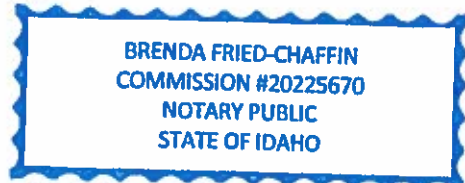


EXHIBIT A

Part of the NW1/4 NW1/4 (Lot 4) of Section 6, Township 3 South, Range 35 East, Boise Meridian, Bingham County, Idaho, described as:

Beginning at a point on the South line of State Highway 39 (Project S 1721 (5)) and the East Line of a county road 600 West said point of Beginning being South $00^{\circ}05'11''$ East 85.37 feet along the Section Line and South $89^{\circ}36'23''$ East 32.58 feet along said Highway 39 right-of-way to a right-of-way marker marked 72 + 64.50, 60 feet right; to the Real Point of Beginning all from the Northwest corner of said Section 6; and running thence South $00^{\circ}47'58''$ West 538.31 feet along the East line of said 600 West Project S 1858 (1) feet to a right-of-way marker at Station 36+00; thence South $00^{\circ}38'07''$ West 8.93 feet along said right-of-way; thence North $42^{\circ}35'59''$ East 570.57 feet; thence North $89^{\circ}34'53''$ West 168.37 feet; thence North $02^{\circ}25'04''$ East 133.91 feet; thence South $87^{\circ}56'48''$ West 217.42 feet along the South line of said Highway 39 Project S 1721 (5) to the Point of Beginning.

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EXHIBIT A

Part of the NW1/4 NW1/4 (Lot 4) of Section 6, Township 3 South, Range 35 East, Boise Meridian, Bingham County, Idaho, described as:

Beginning at a point on the South line of State Highway 39 (Project S 1721 (5)) and the East Line of a county road 600 West said point of Beginning being South 00°05'11" East 85.37 feet along the Section Line and South 89°36'23" East 32.58 feet along said Highway 39 right-of-way to a right-of-way marker marked 72 + 64.50, 60 feet right; to the Real Point of Beginning all from the Northwest corner of said Section 6; and running thence South 00°47'58" West 538.31 feet along the East line of said 600 West Project S 1858 (1) feet to a right-of-way marker at Station 36+00; thence South 00°38'07" West 8.93 feet along said right-of-way; thence North 42°35'59" East 570.57 feet; thence North 89°34'53" West 168.37 feet; thence North 02°25'04" East 133.91 feet; thence South 87°56'48" West 217.42 feet, more or less, along the South line of said Highway 39 Project S 1721 (5) to the Point of Beginning.