

WHEN RECORDED RETURN TO:
Thomas W. Garlock
970 West Broadway #446
Jackson, Wyoming 83001

Microfile No. **366901**
11 DAY Mar 2011
At 12 O'Clock 00 PM
KIM H. MUIR
MADISON CO RECORDER
Fee \$19.00
NChandler Deputy
Recorded at Request of
FIRST AMERICAN TITLE - REXBURG (

First American Title Company

WARRANTY DEED

209310 RX

VELMA CALAWAY, individually and as Personal Representative of the Estate of Thomas B. Calaway aka Blair Calaway, 246 North 1900 East, Rexburg, Idaho 83440, as GRANTOR, for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Triangle R, LLC, an Idaho limited liability company, 970 West Broadway #446, Jackson, Wyoming 83001, as GRANTEE, and to GRANTEE'S successors and assigns forever, all of the following described property situated in Madison County, Idaho:

Township 7 North, Range 40 East, Boise Meridian, Madison County, Idaho

Section 33, S1/2NW1/4, N1/2SW1/4; that portion described as follows:

Beginning at the Southwest Corner of the N1/2SW1/4; thence N. 89°51'36" E. along the South Line of said aliquot part 823.35 feet to a monument set on the North Bank of the Teton River; thence N. 53°37' E. along said bank 66.2 feet; thence N. 12°06' E. along said bank 501.5 feet; thence N. 39°55' E. along said bank 204.0 feet; thence N. 24°37' E. along said bank 184.5 feet; thence N. 64°42' E. along said bank 139.4 feet; thence N. 87°42' E. along said bank 276.8 feet; thence N. 53°16' E. along said bank 173.3 feet; thence N. 31°51' E. along said bank 636.9 feet; thence N. 70°09' E. along said bank 115.0 feet; thence N. 11°05' E. along said bank 163.0 feet; thence N. 39°53' E. along said bank 98.5 feet; thence S. 88°13' E. along said bank 94.4 feet; thence S. 73°00' E. along said bank 272.3 feet to a monument set on the north bank of said river and East Line of the S1/2NW1/4; thence N. 0°20'17" W. along said line 882.59 feet to the Northeast Corner of said part; thence S. 89°45'57" W. along the North line of said part 2636.86 feet to the Northwest Corner of said part; thence S. 0°22'54" E. along the West Line of said part 2635.06 feet to the Corner of Beginning.

TOGETHER with all improvements, easements, hereditaments and appurtenances thereto, and four (4) shares of Salem Union Canal Company, Limited and 120 acre feet of storage water appurtenant to the above-described property. Grantor retains three (3) shares of Salem Union Canal Company, Limited.

SUBJECT to existing liens and encumbrances and all existing patent reservations, easements, rights of way, protective and restrictive covenants, zoning ordinances and applicable building codes, laws and regulations apparent or of record.

ALSO SUBJECT TO:

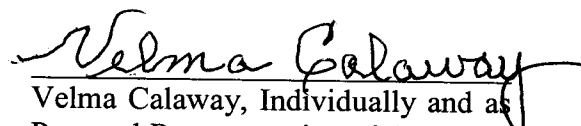
1. Taxes not yet due and payable.
2. Levies and assessments of Fremont-Madison Irrigation District.
3. Right, title and interest of the State of Idaho within the natural bed of the Teton River below the ordinary high water line, and also excepting any artificial accretions waterward of said ordinary high water line.
4. Any claim or loss arising from the mean high water line not being coincidental with the Original Government Survey.
5. Right-of-way for Teton River.
6. Easement for Power Line granted to Utah Power and Light Company, recorded November 28, 1977 as Instrument No. 169998.
7. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded June 8, 1999, as instrument number 278985, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants or restrictions violate 42 USC 3604(c).
8. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded January 10, 2001, as instrument number 287181, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants or restrictions violate 42 USC 3604(c).
9. Right-of-way or easement of County Road.
10. Encroachments and boundary line discrepancies and conflicts.
11. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded September 18, 2007, as instrument number 340358, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on

race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

GRANTOR, for herself, her heirs and assigns does hereby covenant, warrant and shall defend the quiet and peaceable possession of said premises by the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

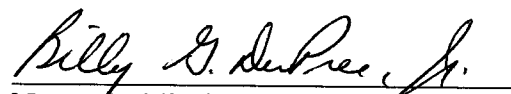
IN WITNESS WHEREOF, GRANTOR has hereunto subscribed her name to this instrument to be effective the 9th day of March, 2011.

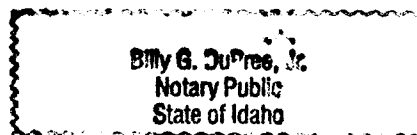
GRANTOR:


Velma Calaway, Individually and as
Personal Representative of the Estate
of Thomas B. Calaway aka Blair
Calaway

STATE OF IDAHO)
 :SS
County of Madison)

On this 8th day of March, in the year 2011, before me, a Notary Public in and for said State, personally appeared Velma Calaway, known or identified to me (or proved to me on the oath of _____), to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.


Notary Public for Idaho
Residing at: Rexburg, Idaho
My Commission Expires: 12/04/16



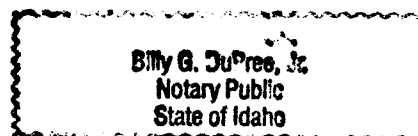
DS
TG

5/2/2024

STATE OF IDAHO)
 :SS
County of Madison)

On this 8th day of March, in the year 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared Velma Calaway, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of T. Blair Calaway, deceased, and acknowledged to me that she executed the same as such Personal Representative.

Billy G. DuPree, Jr.
Notary Public for Idaho
Residing at: Rexburg, Idaho
My Commission Expires: 12/04/16



5/2/2024