



135 N. Arthur Ave.  
Pocatello, ID 83204

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OFFICIAL RECORD BK# 973 FEE 13.00 DEPUTY DQ  
BANNOCK COUNTY IDAHO RECORDED AT REQUEST OF

Pioneer Title Pocatello

21319230 2013 Nov 08 PM 02:34:00  
Electronically Recorded by Simplifile

R4017002500  
R4017001300

File No. 541103 MO LT

WARRANTY DEED

For Value Received

\*who acquired title as a single person, now married  
Wayne Taysom and Pamela Sue Taysom, husband and wife

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

Idaho State University Foundation, Inc. *JS*

hereinafter referred to as Grantee, whose current address is 921 S. 8<sup>th</sup>, Campus Mail Stop # 8050, Pocatello, ID 83209

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), 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: November 7, 2013

*Wayne Taysom*  
\_\_\_\_\_  
Wayne Taysom  
*Pamela Sue Taysom*  
\_\_\_\_\_  
Pamela Sue Taysom

State of IDAHO,

County of BANNOCK

On this 7<sup>th</sup> day of NOVEMBER in the year of 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Wayne Taysom and Pamela Sue Taysom known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

*Melinda O'Bray*  
Residing at: Pocatello, ID  
Commission Expires: 2-15-2019



## EXHIBIT A

The Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 19, and the North 1/2 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 7 South, Range 37 East of the Boise Meridian, Bannock County, Idaho and being more particularly described as follows:

Beginning at the East 1/4 corner of Section 30, Township 7 South, Range 37 East of the Boise Meridian, Bannock County, Idaho (said point being a 3" BLM brass cap monument) and running thence N 89°17'12" W 1332.66 feet to a 3" brass cap monument; thence N 00°03'51" E 1321.37 feet to a 2" aluminum cap monument; thence N 89°26'37" W 1323.46 feet to a 3" brass cap monument; thence N 00°23'41" E 1314.00 feet to a 1" aluminum cap monument; thence N 00°19'32" W 1326.10 feet to a 5/8" iron rod with a yellow plastic cap; thence S 89°38'11"E 2633.19 feet to a 1/2" iron rod with a yellow plastic cap; thence S 00°16'07" E 1324.28 feet to a 3" brass cap monument; thence S 00°18'29" E 1325.03 feet to a 2" aluminum cap monument; thence S 00°16'51" E 1324.96 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress recorded under instrument no. 93012729 and more particularly described as follows:

Beginning at the East 1/16 corner on the latitudinal centerline of Section 30, Township 7 South, Range 37 East, Boise Meridian, Bannock County Idaho a found Bannock County Monument -LS 1812; Thence South 89°07'28" East along the latitudinal centerline a distance of 264.00 feet to the TRUE POINT OF BEGINNING, said point is the NE corner of Instrument No. 92000414; Thence South 0°12'52" West along the East line of Instrument No. 92000414, a distance of 330.00 feet to a point; Thence South 30°12'52" West, a distance of 201.46 feet to a point in the Northerly right of way of Green Canyon Road; Thence following said right of way around a curve in a clockwise direction having a delta angle of 40°28'22" an arc distance of 63.57 feet, a radius of 90.00 feet, and a chord of South 44°17'50" East, a distance of 62.26 feet to a point; Thence leaving said right of way North 30°12'52" East a distance of 234.16 feet to point; thence North 0°12'52" East a distance of 345.39 feet to an intersection with the latitudinal centerline of Section 30; Thence North 89°07'28" West a distance of 60.01 feet to a point to the TRUE POINT OF BEGINNING.