PIONEER COMPANY TITLE

OF BANNOCK COUNTY

135 North Arthur Avenue / P.O. Box 1057 / Pocatello, Idaho 83204 / Telephone (208) 233-9595

WARRANTY DEED

For Value Received

STEVE C. RHOADS, JR. and THE ESTATE OF RAEDENE RHOADS

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

IDAHO STATE UNIVERSITY

hereinafter referred to as Grantee, whose current address is

Office of Financial Services, Campus Box 8219, Pocatello, Idaho 83209-8219

the following described premises, to-wit:

Lots 11 through 20 in Block 355 of POCATELLO TOWNSITE, Bannock County, Idaho, according to the official plat of survey of said lands returned to the General Land Office by the Surveyor General.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that 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.

November 9, 1999. Dated:

THE ESTATE OF RAEDENE RHOADS

KAREN KRAMER, PERSONAL REPRESENTATIVE

STATE OF IDAHO, COUNTY OF BANNOCK On this 19th Day of November , 19 99 before me, a Notary Publican and or said State, personally

appeared STEVE C. RHOADS, JR.

, known to me to

be the person whose name is subscribed to the within instrument and acknowledged to me that he

excecuted the same

Residing at Pocatello, Idaho Notary Public , Idaho

Comm. Expires 8/29/2004

STATE OF IDAHO

COUNTY OF BANNOCK

On This 10TH day of November in the year 1999, before me, a Notary Public in and for said State, personally appeared KAREN KRAMER, known or identified to me to be the person whose name is subscribed to the within instrument as Personal Representative of the Estate of RAEDENE RHOADS, and acknowledged to me that she executed the same as such Personal Representative,

NO 99022105 RECORD PRONEER FIFLE ST OF

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OFFICIAL RECORD BOOK NO/9/ 300 BANNOCK COUNTY IDAHO

Notary Public of Idaho

Residing at: Pocatello, Idaho Comm. Expires: 8/29/2004

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SETTLEMENT STATEMENT		1.	3. LEONV. UNINS
			NUMBER:
C. NOTE: This form is furnished to give you a statement	of natural cattlement contra	8. MORTGAGE INS. CASE NO.: Amounts paid to and by the settlement agent are shown. Item	ns marked
"(p.o.c.)" were paid outside the closing; they s	are shown here for inform	national purposes and are not included in the totals.	is marked
D.NAME & ADDRESS OF BORROWER: IDAHO STATE UNIVE E.NAME & ADDRESS OF SELLER: STEVE C. RHOADS, JR		RAEDENE RHOADS P.O. BOX 4104, POCATELLO, ID 83	3 2 05
F.NAME AND ADDRESS OF LENDER:			
G.PROPERTY LOCATION: 325 EAST PUTNAM STREET, PO	CATELLO ID 83201		
H.SETTLEMENT AGENT: Pioneer Title Company of Ba PLACE OF SETTLEMENT: 135 N. Arthur, Pocatello	nnock County , ID 83204 (208)2	33-9595	
J. Summary of Borrower's Transa	FINAL Ction	K. Summary of Seller's Transact	ion
100. Gross Amount Due From Borrower:		400. Gross Amount Due to Seller:	
101. Contract sales price 102. Personal property	336,000.00	401. Contract sales price 402. Personal property	336,000.00
103. Settlement charges to borrower: (line 1400)	532.00	403. 404.	
105.		405,	
Adjustments For Items Paid By Seller In 106. City/town taxes to	Advance:	Adjustments For Items Paid By Seller In 406. City/town taxes to	Advance:
107. County taxes to 108. Assessments to		407. County taxes to 408. Assessments to	
109. 110.		109. 110.	
111. 112.		411. 412.	
		doo G A A A D A S.W.	
120. Gross Amount Due From Borrower:	336,532.00	420. Gross Amount Due to Seller:	336,000.00
200. Amounts Paid By Or In Behalf Of Borrow 201. Deposit or earnest money	ver:	500. Reductions in Amount Due To Seller: 501. Excess deposit (see instructions)	
202. Principal amount of new loan(s) 203. Existing loan(s) taken subject to		502. Settlement charges to seller (line 1400) 503. Existing loan(s) taken subject to	18,651.00
204: 205.		504: Payoff of first mortgage loan 505. Payoff of second mortgage loan	124,227.36
206. 207.		506. 507.	
208 209.		508. 509.	
207.		,	
Adjustments For Items Unpaid By S	Seller:	Adjustments For Items Unpaid By S	eller:
210. City/town taxes to 211. County taxes 1/01/99 to 11/10/99	4,545.29	510. City/town taxes to 511. County taxes 1/01/99 to 11/10/99	4,545.29
212. Assessments to 213.	•	512. Assessments to 513	
214. 215.		514. 515.	
216.		516. 517.	
217. 218.		518.	
219.		519.	
220. Total Paid By/For		520. Total Reductions	147 400 66
Borrower:	4,545.29	In Amount Due Seller:	147,423.65
301. Gross amount due from borrower (line 120)		500. Cash At Settlement To/From Seller: 501. Gross amount due to seller (line 420)	336,000.00
302. Less amount paid by/for borrower (line 220) 303. Cash (502. Less reductions in amount due seller (line 520) 503. Cash (XTO)(FROM) Seller:	147,423.65 188,576.35
505. Casii (X F. Oliv) (FO) Bollower.	331,300./1		SB-4-3538-000-1

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Previous Edition is Obsolete Form No. 1581 3/86

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