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99022105

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A Pioneer Company
PIONEER TITLE COMPANY
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.

Dated: November 9, 1999.

STEVE C. RHOADS, JR.

THE ESTATE OF RAEDENE RHOADS

BY:
KAREN KRAMER, PERSONAL REPRESENTATIVE
Personal Representative

STATE OF IDAHO, COUNTY OF BANNOCK
On this 10th Day of November, 19 99,
before me, a Notary Public in and for 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
executed the same.

Notary Public

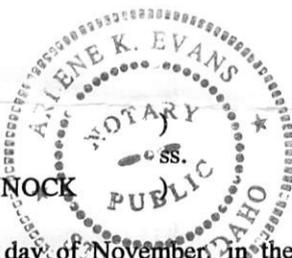
Residing at Pocatello, Idaho

, 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.

Notary Public of Idaho

Residing at: Pocatello, Idaho

Comm. Expires: 8/29/2004

NO 99022105
RECORDED AT REQUEST OF
PIONEER TITLE

'99 NOV 10 PM 4 24

OFFICIAL RECORD BOOK NO 749
BANNOCK COUNTY IDAHO
LARRY W. CHAN, RECORDER
3W UK

RECORDED & INDEXED

RECORDED BY

DEPUTY

DATE



RECORDED BY

DEPUTY

DATE

RECORDED BY

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A. - U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.

6. FILE NUMBER: 7. LOAN NUMBER:
 54574AKE

8. MORTGAGE INS. CASE NO.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME & ADDRESS OF BORROWER: IDAHO STATE UNIVERSITY

E. NAME & ADDRESS OF SELLER: STEVE C. RHOADS, JR. and THE ESTATE OF RAEDENE RHOADS P.O. BOX 4104, POCATELLO, ID 83205

F. NAME AND ADDRESS OF LENDER:

G. PROPERTY LOCATION: 325 EAST PUTNAM STREET, POCATELLO, ID 83201

H. SETTLEMENT AGENT: Pioneer Title Company of Bannock County

PLACE OF SETTLEMENT: 135 N. Arthur, Pocatello, ID 83204 (208)233-9595

I. SETTLEMENT DATE: 11/10/1999 FINAL

J. Summary of Borrower's Transaction K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower: 400. Gross Amount Due to Seller:

| | | | |
|--|------------|---------------------------|------------|
| 101. Contract sales price | 336,000.00 | 401. Contract sales price | 336,000.00 |
| 102. Personal property | | 402. Personal property | |
| 103. Settlement charges to borrower: (line 1400) | 532.00 | 403. | |
| 104. | | 404. | |
| 105. | | 405. | |

Adjustments For Items Paid By Seller In Advance: Adjustments For Items Paid By Seller In Advance:

| | | | |
|-------------------------|--|-------------------------|--|
| 106. City/town taxes to | | 406. City/town taxes to | |
| 107. County taxes to | | 407. County taxes to | |
| 108. Assessments to | | 408. Assessments to | |
| 109. | | 409. | |
| 110. | | 410. | |
| 111. | | 411. | |
| 112. | | 412. | |

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 Borrower: 500. Reductions in Amount Due To Seller:

| | | | |
|--|--|---|------------|
| 201. Deposit or earnest money | | 501. Excess deposit (see instructions) | |
| 202. Principal amount of new loan(s) | | 502. Settlement charges to seller (line 1400) | 18,651.00 |
| 203. Existing loan(s) taken subject to | | 503. Existing loan(s) taken subject to | |
| 204. | | 504. Payoff of first mortgage loan | 124,227.36 |
| 205. | | 505. Payoff of second mortgage loan | |
| 206. | | 506. | |
| 207. | | 507. | |
| 208. | | 508. | |
| 209. | | 509. | |

Adjustments For Items Unpaid By Seller: Adjustments For Items Unpaid By Seller:

| | | | |
|---------------------------------------|----------|---------------------------------------|----------|
| 210. City/town taxes to | | 510. City/town taxes to | |
| 211. County taxes 1/01/99 to 11/10/99 | 4,545.29 | 511. County taxes 1/01/99 to 11/10/99 | 4,545.29 |
| 212. Assessments to | | 512. Assessments to | |
| 213. | | 513. | |
| 214. | | 514. | |
| 215. | | 515. | |
| 216. | | 516. | |
| 217. | | 517. | |
| 218. | | 518. | |
| 219. | | 519. | |

220. Total Paid By/For Borrower: 4,545.29 520. Total Reductions In Amount Due Seller: 147,423.65

300. Cash At Settlement From/To Borrower: 600. Cash At Settlement To/From Seller:

| | | | |
|--|------------|--|------------|
| 301. Gross amount due from borrower (line 120) | 336,532.00 | 601. Gross amount due to seller (line 420) | 336,000.00 |
| 302. Less amount paid by/for borrower (line 220) | 4,545.29 | 602. Less reductions in amount due seller (line 520) | 147,423.65 |
| 303. Cash (<input checked="" type="checkbox"/> FROM) (<input type="checkbox"/> TO) Borrower: | 331,986.71 | 603. Cash (<input checked="" type="checkbox"/> TO) (<input type="checkbox"/> FROM) Seller: | 188,576.35 |

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