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First American Title Company
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Montpelier, ID 83254

Instrument # 232745

BEAR LAKE COUNTY
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Recorded for: FIRST AMERICAN TITLE - MONTPELIER
Cindy Garner Fee: \$16.00
Ex-Officio Recorder Deputy: JH
Index to: WARRANTY DEED

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **926358-MON (ab)**

Date: **September 15, 2020**

For Value Received, **Jon Rex Pugmire and Tamara J Pugmire, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Gardin Investments, LLC, a Utah limited liability company**, hereinafter called the Grantee, whose current address is **5885 North 1800 West, Brigham City, UT 84302**, the following described premises, situated in **Bear Lake County, Idaho**, to-wit:

A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 43 EAST OF THE BOISE MERIDIAN, BEAR LAKE COUNTY, IDAHO DESCRIBED AS FOLLOWS:
COMMENCING AT THE ALUMINUM CAP MONUMENT FOUND AT THE COMMON CORNER TO SECTIONS 23, 24, 25, AND 26, TOWNSHIP 15 SOUTH, RANGE 43 EAST OF THE BOISE MERIDIAN, FROM WHICH THE ALUMINUM CAP MONUMENT FOUND AT THE COMMON QUARTER CORNER TO SAID SECTIONS 23 AND 24 BEARS NORTH 00°02'23" EAST 2,595.05 FEET, AND RUNNING THENCE NORTH 00°02'23" EAST (NORTH BY RECORD) 198.00 FEET; THENCE NORTH 89°46'40" WEST 754.63 FEET (WEST 759 FEET BY RECORD) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89; THENCE SOUTH 00°14'45" EAST 1307.72 FEET TO THE TRUE POINT OF BEGINNING, BEING A POINT IN AN EXISTING FENCE LINE AND AN AGREED UPON PROPERTY LINE PER BOUNDARY LINE AGREEMENT #220326; AND RUNNING THENCE ALONG SAID FENCE LINE THE FOLLOWING FIVE COURSES,
1) NORTH 89°25'15" EAST 701.18 FEET;
2) THENCE NORTH 89°41'43" EAST 469.51 FEET;
3) THENCE NORTH 89°42'15" EAST 199.15 FEET;
4) THENCE SOUTH 89°47'59" EAST 309.18 FEET;
5) THENCE NORTH 89°37'54" EAST 957.94 FEET TO THE HIGH-WATER LINE OF BEAR LAKE AT ELEVATION 5,923.65 OF THE U. P. & L. DATUM;
THENCE SOUTH 37°39'55" WEST ALONG SAID HIGH-WATER LINE 471.10 FEET TO AN EXISTING LONG STANDING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE COURSES,
1) SOUTH 89°37'06" WEST 1,044.62 FEET;
2) THENCE SOUTH 89°50'55" WEST 413.27 FEET;
3) THENCE SOUTH 89°54'45" WEST 889.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89;
THENCE NORTH 00°14'45" WEST 366.65 FEET (NORTH 356.4 FEET BY RECORD) TO THE POINT OF BEGINNING.

Adam L Gardiner
dotloop verified
10/07/23 4:50 PM MDT
SGEN-YAIL-YISC-VNNL