

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL TO:**  
First American Title Company  
127 East Main  
Rexburg, ID 83440

**Instrument # 321528**  
REXBURG, MADISON, IDAHO  
2005-08-01 03:47:00 No. of Pages: 2  
Recorded for : FIRST AMERICAN TITLE  
MARILYN R. RASMUSSEN Fee: 6.00  
Ex-Officio Recorder Deputy

Space Above This Line for Recorder's Use Only

## WARRANTY DEED

File No.: **124200-RX (ns)**

Date: **July 20, 2005**

For Value Received, **J'lene S. Rudd, Trustee of the Blair J. Siepert Irrevocable Trust**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Fong Family LLC**, hereinafter called the Grantee, whose current address is **352 South 2nd West, Rexburg, ID 83440**, the following described premises, situated in **Madison County, Idaho**, to-wit: *2 1/2 East Main*

**COMMENCING AT THE NE CORNER OF LOT 4, BLOCK 9 OF THE PARKER ADDITION TO THE CITY OF REXBURG, MADISON COUNTY, IDAHO, AS SHOWN ON THE OFFICIAL PLAT THEREOF AND RUNNING THENCE W. 120 FEET; THENCE S. 165 FEET; THENCE E. 109 FEET; THENCE NORTHEASTERLY ALONG A CURVE LEFT TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 4, WHICH IS 31 FEET NORTH OF THE SE CORNER OF SAID LOT 4; THENCE N. 134 FEET TO THE POINT OF BEGINNING. EXCEPT: S. 10 FEET.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

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

