

WARRANTY DEED

Order No.:307010806L-C

FOR VALUE RECEIVED

Carmela Kennedy, a married woman, dealing with her sole and separate property

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Thomas Wright Keegan and Beth Ann Waterbury, Husband and Wife

whose current address is

922 Highway 28
Salmon, ID 83467

the grantee(s), the following described premises, in Lemhi County, Idaho, TO WIT:

PARCEL A:

LOT 2 OF THE BAFA SERCA ESTATES SUBDIVISION IN THE NW1/4 OF SECTION 3, TOWNSHIP 20 N., RANGE 23 E., B.M., LEMHI COUNTY, IDAHO, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED FOR RECORD IN BOOK 5 OF PLATS AT PAGE NO. 56, RECORDS OF LEMHI COUNTY, IDAHO, AND AMENDED BY AMENDED SUBDIVISION PLAT RECORDED DECEMBER 30, 1998 AS INSTRUMENT NO. 239230, BOOK 6 OF PLATS AT PAGE NO. 76.

PARCEL B:

A 50 FOOT WIDE EASEMENT APPURTENANT TO PARCEL A FOR INGRESS AND EGRESS, ACROSS LOTS 1 AND 3 OF THE BAFA SERCA ESTATES SUBDIVISION IN THE NW1/4 OF SECTION 3, TOWNSHIP 20 N., RANGE 23 E., B.M., LEMHI COUNTY, IDAHO, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED FOR RECORD IN BOOK 5 OF PLATS AT PAGE NO. 56, RECORDS OF LEMHI COUNTY, IDAHO, AND AMENDED BY AMENDED SUBDIVISION PLAT RECORDED DECEMBER 30, 1998 AS INSTRUMENT NO. 239230 BOOK 6 OF PLATS AT PAGE NO. 76.

PARCEL C:

A ROAD EASEMENT, APPURTENANT TO PARCEL A FOR INGRESS AND EGRESS, ACROSS LOT 3 OF THE BAFA SERCA ESTATES AMENDED SUBDIVISION PLAT RECORDED DECEMBER 30, 1998 AS INSTRUMENT NO. 239230 BOOK 6 OF PLATS AT PAGE NO. 76.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 7/27/2001

Carmela Kennedy

Carmela Kennedy

2477772

State of Idaho)
County of Lemhi)

SS No.

This instrument was filed for record at the request

of *alliance title*

on *11/45/2001* at *4* o'clock *PM* on *July* *2001*

by *Beaumont* and *Beaumont* and *Beaumont* and *Beaumont*

for *6.00* dollars

to *hand delivered*

247772

State of Idaho

County of Lemhi

}
} ss.
}

On this July 30, 2001, before me, a Notary Public in and for said state, personally appeared Carmela Kennedy

known or identified to me to be the person(s) whose name(s) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Jana Mchrusty

Notary Public for the State of Idaho
Residing at: Salmon ID
Commission Expires: 2/6/2004

