

WARRANTY DEED

THIS INDENTURE, Made this 28th. day of December
in the year of our Lord one thousand nine hundred and eighty-three , between
Clifford Ralph Wilson and Anna E. Wilson, husband and wife
of Salmon , County of Lemhi State of Idaho
the parties of the first part, and Rita Jean Rogers and/or Ruth Ann Monson

Woodinville , County of King Washington
of Idaho Falls , County of Bonneville State of Idaho
the part of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum

of THIS IS A GIFT DEED

~~DO NOT WRITE IN THESE SPACES~~

to Grantors in hand paid by the said
part ies of the second part, the receipt whereof is hereby acknowledged, have granted, bar-
gained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the
said part ies of the second part, and to their heirs and assigns forever, all of the following
described real estate, situated in County of Lemhi , State
of Idaho, to-wit:

A fraction of Lot 2, Section 3, T. 20 N., R. 23E., Boise Meridian, and a
fraction of the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 34, T. 21N., R. 23E., Boise Meridian, more
particularly described as follows, to-wit:

Commencing at the Northeasterly corner of said Lot 2, Section 3 and the TRUE
POINT OF BEGINNING; run thence South 00°06' West along the Easterly boundary
of Lot 2 a distance of 1,306.47 feet to the Southeasterly corner of said Lot 2;
thence South 89°30' West along the southerly boundary of said Lot 2 a distance
of 163.00 feet; thence North 00°06' East a distance of 1,272.35 feet; thence
North 57°04' East a distance of 21.47 feet. thence North 47°00' East a
distance of 194.95 feet to a point on the Easterly boundary of the said
SW $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 34; thence South 1°14' East along the Easterly boundary
of the SW $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 34 a distance of 109.31 feet to the TRUE POINT
OF BEGINNING. Said parcel contains 5.019 acres (218,628 Sq. Ft.)

Together with all water and water rights, ditch and ditch rights appurtenant
thereto.

The above conveyance is made free and clear of all other encumbrances except:
Rights of way and easements, reservations in Federal patents and State deeds,
or other restrictions imposed by law, building and ordinances of any governmental
unit.

That said Clifford Ralph Wilson and Anna E. Wilson, husband and wife
hereby reserve for themselves a life interest and life estate in
said above described property.

TOGETHER, With all and singular the tenements, hereditaments and appurtenances there-
unto belonging or in anywise appertaining, the reversion and reversions, remainder and remaind-
ers, rents issues and profits thereof; and all estate, right, title and interest in and to the said
property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises,
together with the appurtenances, unto the part ies of the second part, and to their heirs
and assigns forever and the said part ies of the first part, and their heirs, the said prem-
ises in the quiet and peaceful possession of the said part ies of the second part their heirs
and assigns, against the said part ies of the first part, and their heirs, and against all and
every person and persons whomsoever, lawfully claiming or to claim the same shall and will
WARRANT and by these presents forever DEFEND.

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IN WITNESS WHEREOF, The said parties of the first part have hereunto set
their hands and seal the day and year first above written.
SIGNED, SEALED AND DELIVERED IN PRESENCE OF

Clifford Ralph Wilson (Seal)
Anna E. Wilson (Seal)
(Seal)
(Seal)
(Seal)

STATE OF IDAHO,
COUNTY OF LEMHI } ss.

On this 3 day of January in the year 19 84, before me

in and for said State, personally appeared *Clifford Ralph Wilson and Anna E. Wilson*, a Notary Public

know to me to be the persons whose names subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Clifford Ralph Wilson
Notary Public for the State of Idaho
Residing at *Salmon*, Idaho

NO. 170368
WARRANTY DEED

TO

Date _____, 19____

STATE OF IDAHO, }
COUNTY OF LEMHI } ss.

I hereby certify that this instrument was
filed for record at request of *Clifford Wilson*
at 42 minutes past 11
o'clock A M., this 3 day
of January, A. D. 19 84
in my office, and duly entered in Book
File
of Deeds at page
Alberta Hendricks
Ex-Officio Recorder

By _____ Deputy
Fee, \$ 4.00 pd

Rt. 1 Box 25A
Mail to Salmon, Idaho 83467