

WARRANTY DEED

145580

FOR VALUE RECEIVED, A. R. SUMMERS and FERN SUMMERS, husband and wife, of the County of Bingham, State of Idaho, the Grantor S, do hereby grant, bargain, sell and convey unto THEODORE STECKLEIN, a widower, of the County of Bingham, State of Idaho, the Grantee, the following described premises, to-wit:

The Lot Four of Section Twenty-three, in Township Three South, of Range Thirty-four, East of the Boise Meridian, in Idaho, excepting all of the East ten acres of said Lot Four, excepting from said ten-acre exception the North 20 feet thereof; also, that part of Lot Two of said Section Twenty-three described as follows: Commencing at the Southwest corner of said Lot Two, running thence East 20 rods; thence North 80 rods; thence West to bank of Snake River; thence Southwesterly along said river to the West line of said Lot Two; thence South to the place of beginning; Also,

Beginning at a point 50 rods West from the Southeast corner of Lot Two, of Section Twenty-three, Township Three South, of Range Thirty-four, East of the Boise Meridian, and running thence North 80 rods; thence West 10 rods; thence South 80 rods; thence East 10 rods to the place of beginning, containing 5 acres, more or less;

Together with the tenements, hereditaments and appurtenances, ditches, ditch rights of way, water and water rights thereunto belonging and appertaining and used for the irrigation thereof, and particularly 5/33 shares of the capital stock of Eastern Idaho Water Company and 67 shares of the Riverton Ditch Company. Also, 50 inches of decreed water right in Blackfoot River out of the decree of March 25, 1880 to P. B. Fox, Jr., William Howard, A. Whitten, Susan E. Whitten and Calvin Miles for 600 inches, and decree to same parties of priority June 1, 1885, for 1500 inches, and being 50 inches of such decreed waters of the right conveyed to Willard R. Christensen of date March 1, 1919, to one-sixth of each of the aforesaid rights; said decreed rights with said priorities being established by decree in the action of Fred S. Stevens, et al, plaintiffs, vs. Eastern Idaho Water Company, et al, in the District Court of the Fifth Judicial District of the State of Idaho, in and for Bingham County, said decree having been rendered August 1, 1891.

FILED
5/2/07 3:30 PM

to Candice CB

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee, his heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances except as hereinabove mentioned, and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: This 20th day of March, 1969.

A. R. Summers

Fern Summers