

WARRANTY DEED

For Value Received **BRADLEY DRAKE SIMONSON**, a single man

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

COLBY W. DEMPESY and KATHLEEN A. MARTIN, husband and wife
whose address is: **2625 LAHARPE ST., NEW ORLEANS, LA, 70119**

Hereinafter called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

Commencing at the SW Corner of Section 31, Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho; thence North 0 degrees 34'57" East, 1321.96 feet to the true point of beginning; thence North 89 degrees 54'38" East, 656.45 feet to a point; thence South 0 degrees 16'37" West, 329.76 feet to a point; thence South 89 degrees 48'22" West, 658.22 feet to a point; thence North 0 degrees 34'57" East, 330.98 feet to the point of beginning.

TOGETHER WITH and subject to a 60 foot wide road and utility easement being 30 feet on either side of the following described centerline; commencing at the SW Corner of Section 31, Township 6 North, Range 46 East, Boise Meridian, Teton County, Idaho; thence North 89 degrees 42'09" East, 660.00 feet to the true point of beginning; thence North 00 degrees 34'57" East, 660.00 feet to a point; thence North 0 degrees 16'37" East, 659.52 feet to a point.

SUBJECT TO Declaration of Covenants, Conditions and Restrictions for Red Feather Ranch, Recorded December 10, 1990, Recorder's No. 107164, Records of Teton County, Idaho.

TOGETHER WITH all water and mineral rights of record.

Subject to reservations in United States and State Patents; existing and recorded Right-of-ways, Easements, Zoning, Building and Subdivision ordinances; Taxes and Assessments as prorated between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their 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.

Dated:

BRADLEY DRAKE SIMONSON

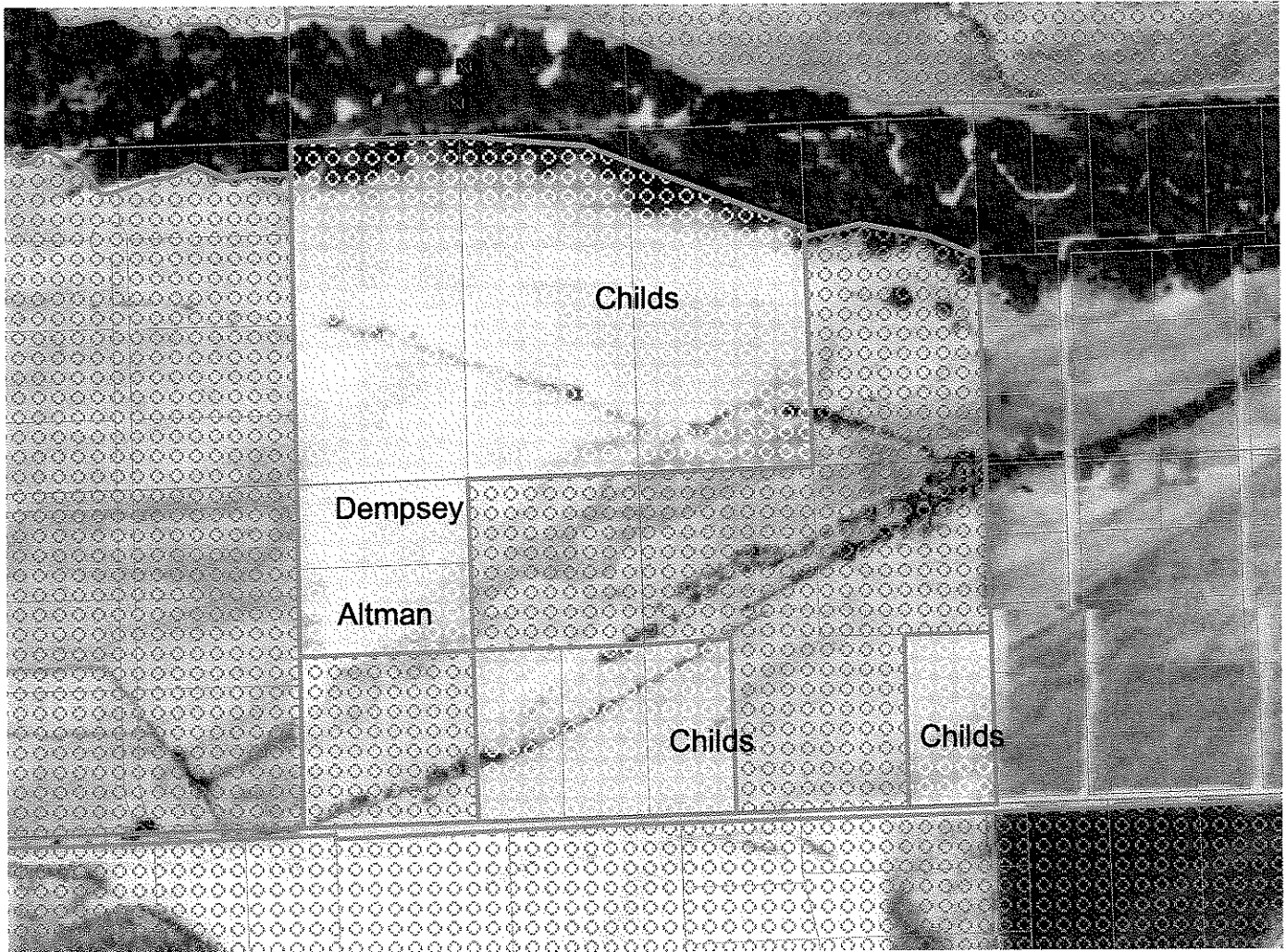
STATE OF)
) ss
COUNTY OF)

On this day of , in the year 1994, before me, a Notary Public in and for said State, personally appeared **BRADLEY DRAKE SIMONSON**, known or identified to me to be the person(s) whose name(s) is subscribed to the within Instrument, and acknowledged to me that he executed the same.

Notary Public of
Residing at
Commission Expires

90% of water
Dempsey

22-297A split



-  Teton taxlots
-  GCDB06N46E GCDB
-  GCDB06N45E GCDB
-  GCDB05N46E GCDB
-  GCDB05N45E GCDB
-  Recommendation POD
-  Recommendation POU
-  Administrative BasinsAdminbas.shp

