

1.

WARRANTY DEED

For Value Received NANCY JOY BRYANT, a married woman dealing with her sole and separate property

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

LOIS BLACKADAR, a married woman dealing with her sole and separate property whose current address is

726 Lombard Street, Salmon, Idaho 83467

the grantee , the following described premises, in LEMHI County Idaho, to wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee , her heirs and assigns forever. And the said Grantor do es hereby covenant to and with the said Grantee , that s he is the owner in fee simple of said premises; that they are free from all incumbrances

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

Dated: 6/1/88

Nancy Joy Bryant
NANCY JOY BRYANT

STATE OF IDAHO, COUNTY OF LEMHI
On this 1st day of June, 19 88,
before me, a notary public in and for said State, personally appeared

NANCY JOY BRYANT

known, to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that s he executed the same.

Residing at Salmon, Idaho
Comm. Expires 12-11-1991

Notary Public

State of Idaho } ss No. 190521
County of Lemhi }

This instrument was filed for record at the request of Nancy Joy Bryant at 3:01 o'clock P. M. 6-1-88 1988 and duly filmed and indexed in the records of Lemhi County.

Alberta Wiederrick
Ex-Officio Recorder

By Alberta Wiederrick Deputy

Fees: 6.00

EXHIBIT "A"

PARCEL "A"

A parcel of land located in the SE $\frac{1}{4}$ SW $\frac{1}{4}$, Lot 3, Lot 4, Section 31, T. 22 N., R. 22 E., and the N $\frac{1}{2}$ SE $\frac{1}{4}$ Section 36, T. 22 N., R. 21 E., B.M., Lemhi County,

Idaho more particularly described as follows:

Commencing at the West Quarter Corner of said Section 31 and being the REAL POINT OF BEGINNING;

Thence S. 0°13'30" W. 859.30 feet along the Section line;

Thence S. 58°17'06" E. 861.94 feet;
Thence S. 89°45'25" E. 175.00 feet;
Thence S. 38°59'42" E. 656.72 feet;
Thence S. 89°55'01" E. 250.00 feet;
Thence S. 0°04'59" W. 808.00 feet;
Thence N. 89°55'01" W. 1574.00 feet to the Southwest

corner of Section 31;

Thence N. 0°05'02" E. 1320.35 feet;

Thence N. 89°59'55" W. 702.59 feet to a point

in the center of a 60 foot wide county road right of way;

Thence the following courses and distances along the center of said county road:

N. 19°44'45" W. 25.39 feet;
N. 84°39'43" W. 111.45 feet;
N. 62°04'37" W. 454.73 feet;
N. 43°47'57" W. 262.88 feet;
N. 28°30'51" W. 228.03 feet;
Thence N. 63°24'24" E. 333.04 feet;

Thence East 115.00 feet;

Thence N. 35°20'42" E. 643.13 feet;

Thence S. 89°51'57" E. 735.00 feet to the REAL POINT OF BEGINNING.

SUBJECT TO: The following described road and utility easement across Parcel A:

Commencing at the Southwest Corner of said Section 31, a distance of 1249.00 feet on a bearing of S. 89° 55'01" E. along the section line to the REAL POINT OF BEGINNING.

Thence N. 0°04'59" E. 900.36 feet;

Thence S. 38°59'42" E. 118.97 feet;

Thence S. 0°04'59" W. 808.00 feet;

Thence N. 89°55'01" W. 75.00 feet to the POINT

OF BEGINNING. . .

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Together with all water, water rights, ditches and ditch rights including but not limited to the following:

Water Right No.	Priority Date	Amount	Source
75-0019	1868	25"	Jessie Creek
75-0113	1894	75"	Jessie Creek

All of First Party's rights are to be used for the irrigation of the following lands as further described in Parcel A of the record of survey for the Blackadar Ranch duly recorded in the record of survey Book 4 at Page 52 and as Lemhi County Instrument No. 188384.