

T 17N, R 1W, SEC 14



MICROFILMED
OCT 01 1992

WARRANTY DEED
(Idaho)

JAMES L. DIXON and ALLISON RAE DIXON, his wife, of Benton County, Washington, hereinafter called the Grantor, for and in consideration of SIXTY THOUSAND and no/100 DOLLARS (\$60,000.00), GRANTS, CONVEYS, and WARRANTS to W. DOUGLAS McALVAIN and SERENA E. McALVAIN, his wife, of Adams County, Idaho, hereinafter called the Grantee, as a community property estate, the following-described premises situated in Adams County, Idaho:

Township 17 North, Range 1 West of Boise Meridian:

Section 14: The N¹/₂SW¹/₄, SE¹/₂NW¹/₄; and also a tract of land described as follows: Commencing at the SW corner of the SW¹/₄NW¹/₄ of said Section, Township and Range, and running thence North on a straight line 208 feet; thence running East 208 feet; thence running South 208 feet; thence West 208 feet to the place of beginning and being a portion of the SW¹/₄NW¹/₄. Excepting right of way for highway.

Together with all water, water rights, ditches and ditch rights used thereon or appurtenant thereto, including but not limited to water rights under the Enlarged Flood Control District No. 3 of the State of Idaho.

Subject to exceptions and reservations contained in patents from the United States.

Subject to existing easements for roads, highways, ditches, canals, laterals and power and transmission lines.

Subject to Mortgage dated April 26, 1963, executed by Frederick G. Yantis and Ressa Yantis, husband and wife, to The Federal Land Bank of Spokane, a corporation, recorded April 30, 1963, as Instrument No. 42581, in Book 18 of Mortgages, page 102, records of Adams County, Idaho.

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 Grantor does hereby covenant to and with the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as above described; and that Grantor will warranty and forever defend the title thereto against all lawful claims and demands whatsoever.

Dated this 11 day of February, 1974.

James L. Dixon
James L. Dixon

Allison Rae Dixon
Allison Rae Dixon

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF BENTON

On this 11 day of February, 1974, before me, JAMES L., the undersigned officer, personally appeared

DIXON and ALLISON RAE DIXON, his wife, known to me or satisfactorily proven to be the person(s) whose name(s) subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

My commission expires: 6-1-75

Residing at: *Richland*

Residing at: _____

W. Douglas McAlvain
P.O. Box 387
Council, Idaho 83612

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OCT 01 1992

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM.

CIVIL CASE NUMBER: 39576

Ident. Number: A67-00053
Date Received: 1/03/1990
Receipt No: C013805
Received By: SEA

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name: W. DOUGLAS MCALVAIN 208-323-7978
Address: P.O. BOX 87
FRUITVALE, ID 83620

OR

Name: SERENA E. MCALVAIN 208-323-7978
Address: P.O. BOX 87
FRUITVALE, ID 83620

2. Date of Priority: JUN 01, 1884

3. Source: WEISER RIVER Trib. to: SNAKE RIVER

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4 of	Lot	County
17N	01W	4	NE	NE	NE		ADAMS

5. Description of diverting works:
DIV.DAM IN RIVER W/HEADGATE & 5 MILES GRAVITY DITCH TO P/U.

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A.
IRRIGATION	03/15	11/15	0.080		

7. Total Quantity Appropriated is:
0.080 C.F.S. (and/or) A.F.A.

8. Total consumptive use is Acre Feet Per Annum.

9. Non-irrigation uses:
STOCKWATER INCIDENTAL TO IRRIGATION

A67-00053

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Date: 01/03/90

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10. Place of Use:

Township	Range	Section	1/4 of	1/4	Lot	Use	Acres
17N	01W	14	NW	SW		IRR	37.0
Section Acres							37.0
Total Acres							37.0

11. Place of use in counties: ADAMS

12. Do you own the property listed above as place of use? YES

13. Other Water Rights Used:
LOST CK. RESV.STORAGE RIGHTS ON SAME LAND

14. Remarks:
THIS WATER WAS FORMERLY CARRIED IN THE GLENN-MCMAHAN DITCH AND
IS PRESENTLY CARRIED IN THE ROBERTSON-SEAVEY DITCH.

15. Basis of Claim: DECREED
Case Number:
Court :
Decree date:

JOHN T. MUIR
Decree Plaintiff

vs

WILLIAM ALLISON
Decree Defendant

16. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the Snake River Basin Adjudication." (b.) I/We do _____ do not X wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: 5

For Individuals:

I/We do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant(s): W. D. McLean Date: 1-3-90

Date: _____

State of Idaho)
County of Ada) SS.

Subscribed and sworn (or affirmed) before me this 3rd day
of JAN 19 90 Shirley L. Smith
Notary Public



Residing at Boise, ID
My Commission Expires 11/08/1994

3735.7



1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

JAMES M. DIXON and ALLISON HAN DIXON, Plaintiffs, hereinafter called the Grantees,
vs.
DOLLARS (\$60,000.00), GRANTOR, CONVEYING
TO DOUGLAS MCALVAIN and
SERRINA E. MCALVAIN, Defendants,
Plaintiffs, hereinafter called the
Grantors, vs.
GRANTEES, as a community property interest in the
County, Idaho.

Township 17 North, Range 1 West of Boise Meridian; Section 15: The N¹/₂SW¹/₄ and also a tract of land described as follows: Commencing at the SW corner of the SW¹/₄ of said Section, Township and Range, and running thence North on a straight line 208 feet; thence running East 208 feet; thence running South 208 feet; thence West 208 feet to the place of beginning and being a portion of the SW¹/₄. Excepting right of way for highway.

Together with all water, water rights, ditches and ditch rights used thereon or appurtenant thereto, including but not limited to water rights under the Enlarged Flood Control District No. 3 of the State of Idaho.

Subject to exceptions and reservations contained in patents from the United States.

Subject to existing easements for roads, highways, ditches, canals, laterals and power and transmission lines.

Subject to Mortgage dated April 26, 1953, executed by Frederick G. Yantis and Ressa Yantis, husband and wife, to The Federal Land Bank of Spokane, a corporation, recorded April 30, 1953, as Instrument No. 42581, in Book 18 of Mortgages, page 102, records of Adams County, Idaho.

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 Grantor does hereby covenant to and with the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as above described; and that Grantor will warranty and forever defend the title thereto against all lawful claims and demands whatsoever.

Dated this 17 day of February, 1974.

James E. Dixon

Allison Rae Dixon

STATE OF WASHINGTON

COUNTY OF BETTON

On this 11 day of February, 1974, before me,
the undersigned officer, personally appeared JAMES L.

DIXON and ALLISON RAE DIXON, his wife,
known to me or satisfactorily proven to be the person(s) whose name(s) subscribed to the within instrument,
and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(S E A L)

My commission expires: 12-1-77

Residing at:

Residing at

W. Douglas McAlvain
P.O.Box 387
Council, Idaho 83612

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OCT 01 1992

WARRANTY DEED

FOR VALUE RECEIVED, FREDERICK GYANTIS and RESSA YANTIS, husband and wife, of Fruitvale, Idaho, hereinafter called the Grantors, do hereby grant, bargain, sell and convey unto JAMES L. DIXON and ALLISON RAE DIXON, husband and wife, of Richland, Washington, hereinafter called the Grantees, all of the following described premises situated in Adams County, State of Idaho, to-wit:

The $N\frac{1}{2}$ of the $SW\frac{1}{4}$ and the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section Fourteen (14) in Township Seventeen (17) North of Range One (1) West of Boise Meridian; and also a tract of land described as follows:

Commencing at the SW corner of the $SW\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 14 in Township 17 North, Range 1 West, B. M., and running thence North on a straight line 208 feet; thence running East 208 feet; thence running South 208 feet; thence West 208 feet to the place of beginning and containing 1 acre and being a portion of the $SW\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 14 in Township 17 North of Range 1 West, B. M. and together with all water, water rights, ditches and ditch rights and irrigating works of whatever nature, used upon, connected with or in anyway appurtenant to said premises, including but not necessarily limited to thirty-three (33) inches of water out of the Weiser River, conveyed to said land through the Robertson-Seavey ditch, under a priority date of April 1, 1901, and four inches of water under a priority date of 1884, and thirty-five (35) acre feet of storage water in Lost Valley Reservoir.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD such premises, with their appurtenances unto the Grantees, their heirs and assigns forever. The Grantors do hereby covenant to and with the Grantees that they are the owners in fee simple of such premises; that they are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: February _____, 1968.

Frederick G. Yantis

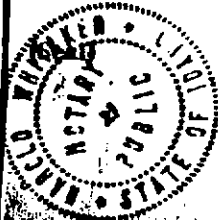
Ressa Yantis

STATE OF IDAHO

County of Adams--ss.

On this 25 day of February, 1968, before me, a Notary Public in and for the State of Idaho, personally appeared FREDERICK G. YANTIS and RESSA YANTIS, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and they 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 above written.



Notary Public for Idaho
Residing at Council, Idaho.

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OCT 11 1968

THIS INDENTURE, Made this 15th day of May in the year of our Lord one thousand nine hundred and Forty Five between EDNA McMahan, wife of Rollie A. McMahan, of Fruitvale County of Adams, State of Idaho, the party of the first part, and HUBERT W. BARTON and ETHEL R. BARTON, as Joint Tenants, and not as Tenants in Common, and with full right of survivorship, of Weiser, County of Washington, State of Idaho, the parties of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of FOUR THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS, lawful money of the United States of America, to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all the following described real estate situated in the County of Adams, State of Idaho, to-wit:

All the Community Property, or Undivided One-Half, Interest, and and other right, title and interest of the first party in and to the North Half of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section Fourteen (14) in Township Seventeen (17) North, Range One (1) West of Boise Meridian, and also in and to a tract described as commencing at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 14, said Township 17 North, Range 1 West, Boise Meridian, and running thence North on a straight line 208 feet; thence East 208 feet; thence South 208 feet; thence West 208 feet to the place of beginning, containing One (1) acre and being a part of the Southwest Quarter of the Northwest Quarter of said Section 14 in Township 17 North Range 1 West, Boise Meridian, and together with all water and water rights, ditches and ditch rights and irrigating works of whatever nature, used upon, connected with or in anywise appurtenant to said premises.

TOGETHER, With all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, 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 party of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the parties of the second part, and to their heirs and assigns forever. And the said party of the first part, and her heirs, the said premises in the quiet and peaceable possession of the said parties of the second part their heirs and assigns, against the said party of the first part, and her heirs, and against all and every person and persons whosoever, lawfully claiming or to claim the same, shall and will WARRANT and by these presence forever DEFEND:

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IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Edna McMahan

(Seal)

STATE OF IDAHO

) .SS.

COUNTY OF ADAMS

On this 15th day of May in the year 1945, before me, Carl H. Swanstrom, a Notary Public in and for said State, personally appeared EDNA McMAHAN, wife of Rollie A. McMahan, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she 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.

(NOTARIAL SEAL)

Carl H. Swanstrom

Notary Public for the State of Idaho, Residing at Council, Idaho.

I. R. \$5.50 attached and cancelled.

Recorded at the request of Hubert W. Barton at 5 minutes past 11 o'clock A. M., this 17th day of May, A. D. 1945.

Matilda Moser, Recorder

By Bessie Missman, Deputy

Fee \$1.60

State of Idaho }
County of Adams } ss

I, the undersigned Recorder and Clerk of the District Court of Adams County, State of Idaho, do hereby certify that the foregoing instrument is a true and correct copy of the original on file in my office and in my custody.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal on this 22 day of December, 1945

Michael F. Fide
Clerk of the District Court
and County Recorder

Deputy

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OCT 1 1992