

ACCEPTED AND APPROVED
AS TO CONTENT

BY: _____

BY: _____

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Latah County Title Co.
106 East Second Street
P.O. Box 8924
Moscow, ID 83843

(Space Above For Recorder's Use)

WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, FRANK A. REISER and MAUREEN REISER, husband and wife, ("Grantors"), sell, convey, grant and warrant to TIM GOODRICH and WENDY GOODRICH, husband and wife, ("Grantees"), whose address is 1054 Terra Drive, Moscow, ID 83843, the following real property located in the County of Latah, State of Idaho, and legally described as follows:

A parcel of land located in the SW1/4SE1/4 of Section 18, Township 40 North, Range 5 West, B.M., and shown as Parcel 1 on a Record of Survey recorded under Recorder's File No. 436528, and being more particularly described as follows:

BEGINNING at the Northeast corner of the SW1/4SE1/4 of Section 18 and the TRUE POINT OF BEGINNING; thence S. 00°12'39" E. 558.93 feet along the East line of said SW1/4SE1/4 of Section 18; thence N. 52°41'21" W. 609.03 feet to a point on the Easterly right of way of abandoned state highway; thence along said Easterly right of way, 190.86 feet on a curve to the left to a point on the North line of said SW1/4SE1/4 of Section 18, said curve having Delta = 46°55'56", Radius = 233.00 feet, Chord = 185.56 feet, and a Chord Bearing = N. 16°08'48" W.; thence along said North line, N. 88°45'45" E. 534.07 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO taxes and assessments for the year 2015 and all subsequent years, together with (a) unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims, or title to water whether or not the matters excepted under (a), (b) or (c) are shown by the public records; to easement and conditions, as more fully set out in that certain Easement recorded under Recorder's Fee No. 293139; to all matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded under Recorder's Fee No. 436528, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); to an Easement, as more fully set out in that certain Warranty Deed recorded under Recorder's Fee No. 445725; to any and all existing easements, rights-of-way, reservations, restrictions, covenants, conditions, declarations and



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