

Instrument # 511334

IDAHO COUNTY, IDAHO,
11-14-2017 10:05:30 AM No. of Pages: 4
Recorded for : LARRY BRATCHER
KATHY M. ACKERMAN Fee: 15.00
Ex-Officio Recorder Deputy *Morgan Ackerman*

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Lerma Grover Law
3045 E. Copper Point Drive
Meridian, ID 83642

(Space Above For Recorder's Use)

WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, GETTA CREEK LAND COMPANY, through its authorized agent, DAWN RUSSELL, hereinafter "Grantor," conveys, grants, and warrants to LARRY BRATCHER, a single man, whose address is P.O. Box 71, White Bird, Idaho, hereinafter "Grantee," and to his heirs and assigns, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Idaho County, State of Idaho, to-wit:

BEGINNING at the southwest corner of said NW1/4 NW1/4, a found 5/8 inch diameter rebar with aluminum cap attached which bears South 00° 01' 13" West a distance of 1289.05 feet from the northwest corner of Section 21, a found aluminum cap monument;

thence North 00° 13' 15" East a distance of 80.94 feet to a found 5/8 inch diameter rebar with aluminum cap attached;

thence North 37° 57' 42" East a distance of 676.91 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L. S. 3627;

thence North 51° 35' 32" East a distance of 267.74 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L. S. 3627;

thence South 72° 56' 06" East a distance of 233.49 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L. S. 3627;

thence South 06° 47' 03" East a distance of 715.62 feet to a point on the south boundary of said NW1/4 NW1/4, a found 5/8 inch diameter rebar with aluminum cap attached;

thence South 89° 53' 15" West along said south boundary a distance of 934.25 feet to the **POINT OF BEGINNING**, containing 11.185 acres, more or less.

WARRANTY DEED - 1



Greg L. Skinner, PLS

October 2, 2017

Description for
Larry Bratcher
Job No. SEG0417

Parcel 1

This parcel is a portion of the NW1/4 NW1/4 of Section 21, Township 28 North, Range 1 West of the Boise Meridian, Idaho County, Idaho and is more particularly described as follows:

BEGINNING at the southwest corner of said NW1/4 NW1/4, a found 5/8 inch diameter rebar with aluminum cap attached which bears South 00° 01' 13" West a distance of 1289.05 feet from the northwest corner of Section 21, a found aluminum cap monument;

thence North 00° 13' 15" East a distance of 80.94 feet to a found 5/8 inch diameter rebar with aluminum cap attached;

thence North 37° 57' 42" East a distance of 676.91 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L. S. 3627;

thence North 51° 35' 32" East a distance of 267.74 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L. S. 3627;

thence South 72° 56' 06" East a distance of 233.49 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L. S. 3627;

thence South 06° 47' 03" East a distance of 715.62 feet to a point on the south boundary of said NW1/4 NW1/4, a found 5/8 inch diameter rebar with aluminum cap attached;

thence South 89° 53' 15" West along said south boundary a distance of 934.25 feet to the **POINT OF BEGINNING**, containing 11.185 acres, more or less.



