

**WARRANTY DEED**

Order No. AT-5100414216/M

**FOR VALUE RECEIVED**

**John J. Hockberger Sr.,**

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

**Jared Lindsay and Britta Lindsay, Husband and Wife,**

whose current address is

**11500 Lake Lowell Ave, Nampa, ID, 83686,**

the grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

Parcel nine as defined by instrument number 200361751, Second Amended Record of Survey dated October 3, 2003.

The South Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter, Section 25, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

Subject to, excepting, and reserving all easements, rights-of-way, rights and obligations of record and necessity to maintain and allow a roadway for vehicular ingress or egress from Symms Road along the west boundary of the Parcel as described in the declaration for Vine Crest Rural Residential Properties No.1 of Canyon County, Instrument Number 9825296 recorded July 6, 1998.

**SUBJECT TO:**

An ingress/egress and utility easement 30.00 feet in width lying Easterly from and adjacent to the Westerly boundary of the above described parcel.

**ALSO SUBJECT TO:**

A utility easement 10.00 feet in width lying Westerly from and adjacent to the Easterly boundary of the above described parcel.

**ALSO SUBJECT TO:**

Existing right-of-way for Symms Road being the Southerly 25.00 feet of the above described parcel.

**ALSO SUBJECT TO:**

Existing rights of way and easements of record and/or appearing on said above described parcel.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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

Dated: April 30, 2004

John J. Hockberger, Sr.

CANYON COUNTY RECORDER  
G. NOBLE HALLS  
J. Symms

APR 14 PM 4 35

RECORDED

200423937

ALLIANCE - NAMPA  
REQUEST  
TYPE: deed  
SEE 60-

State of Idaho }  
County of Canyon } ss  
4th }

On this 4th day of May 2004, before me, a Notary Public in and for said state, personally appeared John S. Hoffberger, Sr. known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed 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.



Tiffany A. Griffin  
Notary Public for the State of Idaho  
Residing at:  
Commission Expires:

RESIDING IN MERIDIAN, IDAHO  
MY COMMISSION EXPIRES 05-17-08