

NTO-92667
Anton H. Jensen
99 North 4400 West
Malad City, ID 83252

Instrument # 157871

MALAD, ONEIDA, IDAHO
5-29-2019 02:00:00 PM No. of Pages: 3
Recorded for : NORTHERN TITLE COMPANY
MATTHEW L COLTON Fee: 15.00
Ex-Officio Recorder Deputy *Lola Bott*

RECEIVED
NOV 22 2019
Department of Water Resources
Eastern Region

WARRANTY DEED

Beau D. Smith and Callie J. Smith, husband and wife

Grantor(s) of Malad City, County of Oneida, State of Idaho, hereby **CONVEY AND WARRANT** to

Anton H. Jensen and Lacie J. Jensen, husband and wife as community property with right of survivorship

Grantee(s) of Malad City, County of Oneida, State of Idaho, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of ID:

See Attached Exhibit A

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this May 29, 2019.

Beau D. Smith
Beau D. Smith
Callie J. Smith
Callie J. Smith

State of: ID)
County of: Oneida)

On May 29, 2019, before me the undersigned, a Notary Public in and for said state, personally appeared **Beau D. Smith and Callie J. Smith**, known or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and duly acknowledged to me that they executed the same. IN WITNESS WHEREOF I have set my hand and official seal on the date shown above.



Lori Christiansen
Notary Public
Residing: Malad City
Commission Expiration: 11/22/2024

EXHIBIT A

1 5 7 8 7 1

PARCEL 1:

A parcel of land located in the Southeast quarter of the Southeast quarter of Section 23, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho and further described as follows:

Beginning at the Southeast corner of said Section 23, from which the South quarter corner of Section 23 bears North 89° 40' 33" West 2653.73 feet;

Thence North 00° 40' 17" West 817.04 feet along the east line of said Section 23 to the True Point of Beginning;

Thence North 89° 40' 33" West 1286.97 feet to a point on the east right of way fence line of 4400 West Street;

Thence North 89° 40' 33" West 33.00 feet to the west line of said Southeast quarter of the Southeast quarter;

Thence North 00° 11' 16" West 328.55 feet along said west line;

Thence South 89° 47' 52" East 33.00 feet to said east right of way fence line; Thence South 89° 47' 52" East 1284.15 feet to said east line of Section 23;

Thence South 00° 40' 17" East 331.39 feet along said east line to the True Point of Beginning.

Subject to a right of way for 4400 West Street located in the Southeast quarter of the Southeast quarter of Section 23, Township 14 South, Range 35 East, Boise Meridian, Oneida County, Idaho and further described as follows:

Beginning at the Southeast corner of said Section 23, from which the South quarter corner of Section 23 bears North 89° 40' 33" West 2653.73 feet;

Thence North 00° 40' 17" West 817.04 feet along the east line of said Section 23;

Thence North 89° 40' 33" West 1286.97 feet to a point on the east right of way fence line of 4400 West Street, the True Point of Beginning;

Thence North 89° 40' 33" West 33.00 feet to the west line of said Southeast quarter of the Southeast quarter;

Thence North 00° 11' 16" West 328.55 feet along said west line;

Thence South 89° 47' 52" East 33.00 feet to said east right of way fence line;

Thence South 00° 11' 16" East 328.62 feet along said right of way line to the True Point of Beginning.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 23 BEARS NORTH 89°40'33" WEST 2653.73 FEET; THENCE NORTH 00°40'17" WEST 1148.43 FEET ALONG THE EAST LINE OF SAID SECTION 23 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°47'52" WEST 1284.15 FEET TO A POINT ON THE EAST RIGHT OF WAY FENCE LINE OF 4400 WEST STREET; THENCE NORTH 89°47'52" WEST 33.00 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°11'16" WEST 165.54 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°47'52" EAST 33.00 FEET TO SAID EAST RIGHT OF WAY FENCE LINE; THENCE SOUTH 89°47'52" EAST 1282.75 FEET TO SAID EAST LINE OF SECTION 23; THENCE SOUTH 00°40'17" EAST 165.55 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

SUBJECT TO A RIGHT OF WAY FOR 4400 WEST STREET LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 23 BEARS NORTH 89°40'33" WEST 2653.73 FEET; THENCE NORTH 00°40'17" WEST 1148.43 FEET ALONG THE EAST LINE OF SAID SECTION 23; THENCE NORTH 89°47'52" WEST 1284.15 FEET TO A POINT ON THE EAST RIGHT OF WAY FENCE LINE OF 4400 WEST STREET, THE TRUE POINT OF BEGINNING; THENCE NORTH 89°47'52" WEST 33.00 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°11'16" WEST 165.54 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°47'52" EAST 33.00 FEET TO SAID EAST RIGHT OF WAY FENCE LINE, THENCE SOUTH 00°11'16" EAST 165.54 FEET ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING.