



WARRANTY DEED

GRANTORS, James W. Phillips and Evelyn B. Phillips, husband and wife, and James Rosenfeld and Alice Rosenfeld, husband and wife, (hereinafter referred to as Grantors) for a good and valuable consideration, the receipt of which hereby acknowledged, does hereby grant bargain, sell and convey unto Skip C. Conner and Leslie E. Conner, husband and wife, whose current address is, City of Hailey, County of Blaine, State of Idaho as GRANTEE, and to grantee's heirs and assigns forever, all the following described real estate located in County of Blaine, Idaho:

Lot 9, A Replat of Lots 4 and 5 Marvin Gardens No. 1 Subdivision according to the Official Plat thereof on file in the records of Blaine County, Idaho April 5, 1988, as Instrument No. 293527, being 2.55 acres, more or less, exclusive of all water and ditch rights which shall be retained by the Sellers. Said property shall not be further subdivided as a covenant running with the land in perpetuity, and subject to Blaine County fire equipment fee as noted on said plat. ←

TOGETHER with all improvements, easements, hereditaments and appurtenances thereto. Conveying hereby 2.55 acres, more or less

GRANTORS, for themselves, their heirs and assigns does hereby covenant, warranty and shall defend the quiet and peaceable possession of said premises by the grantee, their heirs and assigns forever against the lawful claims of all persons.

In construing this deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, Grantors has hereunto subscribed their name to this instrument this 5th day of August, 1988.


James W. Phillips


Evelyn B. Phillips

[Signature] - Attorney-in-Fact
James Rosenfeld

[Signature] - Attorney-in-Fact
Alice Rosenfeld

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CLARK COUNTY

CLARK
COUNTY

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[Signature]

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STATE OF IDAHO,)
)
County of Blaine.) ss.

On this 5 day of August, 1988, before me, a Notary Public in and for the said County and State, personally appeared R. KEITH ROARK, Esq., known to me to be the person whose name subscribed to the within instrument as the attorney in fact of JAMES W. PHILLIPS AND EVELYN B. PHILLIPS, and acknowledged to me that he subscribed the name of JAMES W. PHILLIPS AND EVELYN B. PHILLIPS thereto as principal, and his own name as attorney in fact.

GIVEN UNDER MY HAND AND SEAL, the day and year in this certificate first above-written.

Donna M. Adams
NOTARY PUBLIC FOR IDAHO
Residing at Boise, ID
Commission expires 11/99

STATE OF IDAHO,)
)
County of Blaine.) ss.

On this 5 day of August, 1988, before me, a Notary Public in and for said County and State, personally appeared R. KEITH ROARK, Esq., known to me to be the person whose name subscribed to the within instrument as the attorney in fact of JAMES ROSENFELD AND ALICE ROSENFELD, and acknowledged to me that he subscribed the name of JAMES ROSENFELD AND ALICE ROSENFELD thereto as principal, and his own name as attorney in fact.

GIVEN UNDER MY HAND AND SEAL, the day and year in this certificate first above-written.

Donna M. Adams
NOTARY PUBLIC FOR IDAHO
Residing at Boise, ID
Commission expires 11/99