



Instrument # 308012
EMMETT, GEM. IDAHO
2016-09-06 04:41:46 PM No. of Pages: 2
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
SHELLY TILTON Fee: \$13.00
Ex-Officio Recorder Deputy SStewart
Index To: WARRANTY DEED
Electronically Recorded by Simplifile

Order Number: 16277378

RECEIVED
JUL 27 2017
WATER RESOURCES
WESTERN REGION

Warranty Deed

For value received,

Judith A. Peterson, a married woman, as her sole and separate property

the grantor, does hereby grant, bargain, sell, and convey unto

RIO, LLC, an Idaho Limited Liability Company

whose current address is P.O. Box 2330 Eagle, ID 83616

the grantee, the following described premises, in Gem County, Idaho, to wit:

See Attached Exhibit A

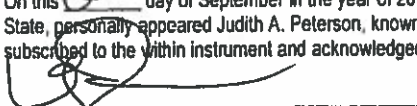
To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: September 1, 2016


Judith A. Peterson

State of Idaho, County of Ada ss.

On this 1st day of September in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Judith A. Peterson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she executed the same.


Notary Public
Residing In:
My Commission Expires:
(seal)

Vaun Jordan
Resides: Caldwell, ID
Commission Expires: 4/15/19



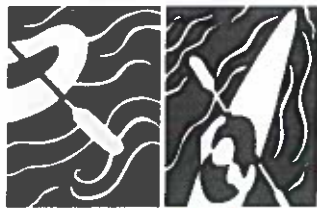
Customer Reference No. 16277378
File No. 327106
Underwriter: Commonwealth Land Title Insurance Company

Exhibit A

Being a portion of U.S. Government Lot 1, Section 24, Township 7 North, Range 1 East, Boise Meridian, Gem County, Idaho, described as follows:

**Commencing at the Section corner common to Sections 19 and 30, Township 7 North, Range 2 East, and Sections 24 and 25, Township 7 North, Range 1 East, Boise Meridian, marked by a found stone and replaced with a 5/8" iron pin P.L.S. 4108; thence North 89°29'29" West, 1493.01 feet along the South line of U.S. Government Lot 1 to a point on the Westerly right of way line of State Highway 52; thence North 03°27'00" East, 42.72 feet along the Westerly right of way line of State Highway 52 to a set 1/2" iron pin P.L.S. 4108 and the Real Point of Beginning; thence North 89°29'29" West, 417.32 feet parallel with the South line of U.S. Government Lot 1 to a point on the mean-highwater line of the Payette River as surveyed in 1997 and marked by a set 1/2" iron pin P.L.S. 4108; thence Northeasterly along the mean-highwater line of the Payette River, as surveyed in 1997 the following courses and distances:
North 07°00'59" East, 107.61 feet to a set 1/2" iron pin P.L.S. 4108;
North 19°13'01" East, 91.88 feet to a set 1/2" iron pin P.L.S. 4108;
North 06°52'09" East, 373.69 feet to a set 1/2" iron pin P.L.S. 4108; thence leaving said meander line South 89°20'16" East, 363.25 feet along the North line of said Lot 1 to a point on the Westerly right of way line of State Highway 52 marked by a set 1/2" iron pin P.L.S. 4108; thence South 03°27'00" West, 565.10 feet along said right of way line to the Real Point of Beginning.**

EXCEPT ditch and road rights of way.



CASCADE
RAFT & KAYAK

RECEIVED

JUL 27 2017

WATER RESOURCES
WESTERN REGION

Dear Patrick,
Enclosed is requested Warrant
Deed for transfer 81237

Please let me know if you
need further documentation for
our water rights transfer

Thanks,
Tom Long