

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
301 Main Street
Gooding, ID 83330

Instrument # 251576
GOODING COUNTY, GOODING, IDAHO
06-21-2016 13:28:33 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - JEROME
DENISE GILL Fee: \$16.00
Ex-Officio Recorder Deputy: DAL
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WARRANTY DEED

File No.: **539587GO (smb)**

Date: **May 12, 2015**

For Value Received, **Amita Smith, a single person**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **James D. Goolsby and Diana S. Goolsby, husband and wife**, hereinafter called the Grantee, whose current address is **645 B River Road, Hagerman, ID 83332**, the following described premises, situated in **Gooding County, Idaho**, to-wit:

A tract of land located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 27, Township 6 South, Range 13 East, Boise Meridian, Gooding County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Section 27;
THENCE South 00°29'00" East a distance of 2,669.73 feet to the Southwest corner of said SW¼NW¼ and the Northwest corner of said NW¼SW¼ and the TRUE POINT OF BEGINNING;

THENCE North 89°38'59" East a distance of 165.00 feet;
THENCE North 00°29'00" West a distance of 565.44 feet;
THENCE South 74°55'29" East a distance of 282.68 feet;
THENCE South 58°20'42" East a distance of 214.78 feet;
THENCE South 75°45'21" East a distance of 107.92 feet;
THENCE South 49°37'55" East a distance of 88.64 feet;
THENCE South 66°07'05" East a distance of 120.75 feet;
THENCE South 29°00'03" East a distance of 156.36 feet;
THENCE South 64°23'20" West a distance of 139.71 feet;
THENCE North 41°50'51" West a distance of 310.19 feet;
THENCE South 18°06'44" West a distance of 146.30 feet;
THENCE South 01°34'11" East a distance of 133.90 feet;
THENCE South 19°45'11" West a distance of 130.97 feet;
THENCE South 14°06'47" East a distance of 141.55 feet;
THENCE South 27°12'13" West a distance of 103.07 feet;
THENCE South 53°09'28" West a distance of 140.19 feet;
THENCE South 74°19'00" West a distance of 216.27 feet;
THENCE South 36°54'01" West a distance of 359.43 feet;
THENCE North 00°29'00" West a distance of 773.84 feet to the POINT OF BEGINNING.

TOGETHER WITH use of an easement for purpose of ingress, egress as disclosed in Warranty Deed, recorded July 30, 2008 as Instrument No. 227308, over a strip of land 30.00 feet in width and located in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 27, Township 6 South, Range 13 East, Boise Meridian, Gooding County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said NW¼SW¼;
THENCE South 00°29'00" East a distance of 773.84 feet;
THENCE North 89°42'43" East a distance of 623.68 feet;

**THENCE South 89°16'39" East a distance of 470.10 feet;
THENCE North 16°33'17" West a distance of 235.53 feet;
THENCE North 05°38'48" West a distance of 94.40 feet;
THENCE North 10°53'58" East a distance of 248.13 feet;
THENCE North 12°21'01" East a distance of 244.80 feet to the Southwest boundary of River Road;
THENCE North 37°39'01" West a distance of 105.36 feet along said boundary to the TRUE POINT OF BEGINNING;
THENCE South 35°56'54" West a distance of 89.44 feet;
THENCE South 59°48'26" West a distance of 65.67 feet;
THENCE North 62°22'44" West a distance of 106.91 feet;
THENCE North 64°23'20" East a distance of 37.45 feet;
THENCE South 62°22'44" East a distance of 67.73 feet;
THENCE North 59°48'26" East a distance of 42.77 feet;
THENCE North 35°56'54" East a distance of 91.93 feet to the Southwest boundary of River Road;
THENCE South 37°39'01" East a distance of 31.27 feet along said boundary to the TRUE POINT OF BEGINNING.**

TOGETHER with Idaho Department of Water Resources water right 37-12650 and water right 37-22823.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 05/12/2015

Warranty Deed
- continued

File No.: 539587GO (smb)

Amita Smith

STATE OF Idaho)
)
) ss.
COUNTY OF Gooding)

On this 21st day of May, 2015, before me, a Notary Public in and for said State, personally appeared **Amita Smith**, 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 he/she/they executed the same.

Aaron M. Bell

Notary Public for the State of Idaho
Residing at: Gooding, ID
My Commission Expires: 10-16-2016

Susan M. Bolton
Notary Public
State of Idaho



State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, Idaho 83301-5858

Phone: (208) 736-3033 • Fax: (208) 736-3037 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

June 11, 2015

JAMES GOOLSBY
DIANA GOOLSBY
645B RIVER RD
HAGERMAN ID 83332

RE: Change of Ownership for Water Right Nos. 37-12650 and 37-22823

Dear Water Right Holder(s):

The department acknowledges receipt of correspondence changing ownership of the above referenced water right(s). The department has modified its records to reflect the change in ownership and has enclosed computer-generated reports for your records.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the department does not review the history of water use to determine if the right has been forfeited through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Sections 42-222 and 42-223, Idaho Code.

Also, please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact this office if you have any questions regarding this matter.

Sincerely,

A handwritten signature in cursive script, reading "Trish Fawcett".

Trish Fawcett
Technical Records Specialist

Enclosure(s)

Cc: First American Title Co. (File 539587GO)



First American Title Company
301 Main Street, Gooding, ID 83330
Phone (208)934-4427 Fax (208)934-4741

RECEIVED
MAY 26 2015
DEPT OF WATER RESOURCES
SOUTHERN REGION

IDWR
650 Addison Avenue West, Ste. 500
Twin Falls, ID 83301

May 22, 2015
File No.: 539587GO (smb)

Attn:

Re:

Property: **645 B River Road, Hagerman, ID 83332**
Buyer: **James D. Goolsby and Diana S. Goolsby**
Seller: **Amita Smith**

- Our Check No. **5748** in the amount of **\$50.00**, representing **Water right transfer fee**.

Sincerely,

Susan Bolton,
Escrow Officer

smb/sc