

LINCOLN COUNTY

Recorded for:

LAND TITLE & ESCROW

3:05:32 pm 04-07-2014

0000-194776

No. Pages: 2 Fee: \$13.00

SUZANNE MCCONNELL

County Clerk

Deputy: **CAROLE**

For Value Received

WARRANTY DEED

#GL-12689

Gary Brownlee, a married man contracting with his sole and separate property

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

Steven H. Sheppard, a single man

Address: 901 West 520 North, Shoshone, ID 83352

SS

Hereinafter called the Grantee, the following described premises situated in Lincoln County, Idaho, to-wit:

TOWNSHIP 5 SOUTH, RANGE 19 EAST, OF THE BOISE MERIDIAN, LINCOLN COUNTY, IDAHO

Section 5: **SW $\frac{1}{4}$ NW $\frac{1}{4}$, Except the South 375 feet;**

Section 6: **That part of the S $\frac{1}{2}$ NE $\frac{1}{4}$ and of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ described as follows:**

Beginning at the East quarter corner of Section 6;

Thence North along the Section line 375 feet to the TRUE POINT OF BEGINNING;

Thence West Parallel with the South line of the NE $\frac{1}{4}$ 613 feet;

Thence North 02°01' West 246 feet;

Thence North 78°08' West 408 feet;

Thence South 47°46' West 413 feet;

Thence South 22°07' West 232.5 feet;

Thence South 87°02' West 400 feet;

Thence North 76°04' West 200 feet;

Thence North 44°22' West 920 feet;

Thence North 66°56' West 300 feet;

Thence North 44°23' West 254 feet, more or less, to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$;

Thence East along the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the S $\frac{1}{2}$ NE $\frac{1}{4}$ 3093 feet, more or less, to the East Section line;

Thence South along the Section line 945 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to 50.0 of Capital Stock from the Big Wood Canal Company .

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 2014 and subsequent years, a lien, but not yet due or payable.

Assessments of the American Falls Reservoir District No. 2 and the rights and powers of said District as by law provided.

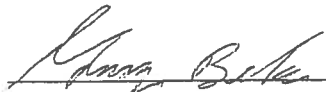
Assessments of the Big Wood Canal Company and the rights and powers of said Company as by law provided.

Right of way for canals, laterals and waste ditches of Big Wood Canal Company.

Right of Way given by C.P. Johnson to the Mountain States Telephone and Telegraph Company, dated May 12, 1917, recorded June 14, 1917, as Instrument Number 42805, Lincoln County records, granting the right to construct, operate and maintain telephone and telegraph lines and fixtures upon, over and across a portion of the SW¼NW¼ of Section 5, Township 5 South, Range 19, East of the Boise Meridian.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

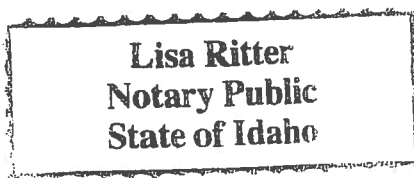
Dated: April 7, 2014

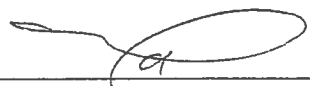


Gary Brownlee

STATE OF IDAHO)
) ss.
COUNTY OF Gooding)

On this 7 day of **April, 2014**, before me, the undersigned, a Notary Public in and for said State, personally appeared **Gary Brownlee**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.





Notary Public
Residing at: Gooding, ID
My Commission expires: 10/8/16