

WARRANTY DEED

#GG-12577

For Value Received

Roger N. Carter and Sue D. Carter, husband and wife

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

Mark Faulkner, a single man

Address: 450 Salmon Street West, Hagerman, ID 83332

MF

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

Lot 6 in Block 1 of Sand Creek Subdivision, Gooding County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the Recorder of said County.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to 1 Share of Capital Stock of the Buckeye Ditch Company and Water Right Number 36-16884 from the Idaho Department of Water Resources.

SUBJECT TO:

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

Taxes for 2014 and subsequent years.

Assessments levied or to be levied by the City of Hagerman.

Assessments levied or to be levied by the Buckeye Ditch Company.

Power Line Easement given by Mabel M. Thompson, a widow, to Idaho Power Company, a corporation, dated March 7, 1949, recorded March 29, 1949 as Instrument Number 108404, Gooding County records, affecting part of Section 14, Township 7 South, Range 13, East Boise Meridian.

Easements and set back lines as shown on the recorded plat.

Covenants, conditions, restrictions and easements as stated in Restrictive and Protective Covenants recorded August 9, 1994 as Instrument Number 158174 Gooding County records.

Instrument # 247398

GOODING, GOODING, IDAHO

2-6-2014 10:57:00 No. of Pages: 2

Recorded for : LAND TITLE AND ESCROW

DENISE M. GILL

Fee: 13.00

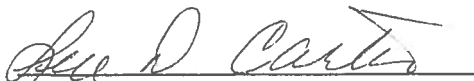
Ex-Officio Recorder Deputy



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: February 3, 2014


Roger N. Carter


Sue D. Carter

STATE OF IDAHO)
) ss.
COUNTY OF Gooding)

On this 7 day of **February, 2014**, before me, the undersigned, a Notary Public in and for said State, personally appeared **Roger N. Carter and Sue D. Carter**, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.





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