

WARRANTY DEED

Twin Falls County, Idaho
Recorded for:
TITLEFACT
01:32pm May 09, 2001
2001-008073
No. of Pages: 3 Fee: \$9.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy: CD

FOR VALUE RECEIVED,

THE WALDO AND RUTH MARTENS LIVING TRUST, under Trust Instrument dated April 20, 1992, Gerald L. Martens, Ruth N. Martens and Kala L. Duncan, Trustees, the "Grantor", does hereby grant, bargain, sell and convey unto **JOHN REITSMA and SUSAN REITSMA**, husband and wife, whose address is 738 Canyon Rim Road, Twin Falls, Idaho, the "Grantees", the following described premises located in Twin Falls County, Idaho, to wit:

Parcel No. 1:

Township 12 South, Range 16 East, Boise Meridian, Twin Falls County, Idaho

Section 29: NE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$
SUBJECT TO: Twin Falls Highway District right of way.

Section 32: NE $\frac{1}{4}$ NE $\frac{1}{4}$; SW $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ NW $\frac{1}{4}$
SUBJECT TO: Twin Falls Highway District right of way.

Parcel No. 2:

Township 12 South, Range 16 East, Boise Meridian, Twin Falls County, Idaho

Section 29: SE $\frac{1}{4}$ SE $\frac{1}{4}$
SUBJECT TO: Twin Falls Highway District right of way.

Together with 290.2 shares of water in the Salmon Tract, and the stockwater and commercial portion of Water Right No. 47-02296-A now appurtenant thereto consisting of 159.7 acre feet of volume for stockwater and 100.5 acre feet of volume for commercial water, specifically excluding the irrigation portion of Water Right No. 47-02296-A in the amount of .43 cfs diversion rate, 86.8 acre feet, and all other water rights now appurtenant thereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. The said Grantors do hereby covenant to and with the said Grantees, that they are the owners of said premises; that they will warrant and defend the same from all lawful claims whatsoever, except as herein above specifically provided, and the specific exceptions listed below:

1. Taxes for the year 2001 and all subsequent years, which are an accruing lien, due and payable on or before December 20th of said year. Liability for added assessments and subsequent tax billings, if any, pursuant to Idaho Code Section 63-403 and 63-3906.

2. Reservation of mineral rights contained in Warranty Deed from Asher B. Wilson and Harriett S. Wilson, husband and wife, to Marko P. Corak, dated March 11, 1957, recorded March 11, 1960, in Book 198 of Deeds, page 283, records of Twin Falls County, Idaho, reserving unto the Grantors all mineral right in, on or under the SW¼NE¼ of Section 32, Township 12 South, Range 16 East, Boise Meridian, Twin Falls, County, Idaho.

3. Reservation in Warranty Deed from E.L. Rayborn and Effie J. Rayborn, his wife to M. P. Corak and Ethel Corak, husband and wife, dated October 13, 1961, recorded October 16, 1961, in Book 203 of Deeds, page 156, records of Twin Falls County, Idaho, reserving unto the Grantors an undivided one-half interest in all oil, gas and mineral rights.

4. Power Line Easement from Waldo G. Martens and Ruth Martens to Idaho Power Company recorded July 8, 1983, as Instrument No. 843002, records of Twin Falls County, Idaho. (Within the NW¼NE¼ of Section 29, Township 12 South, Range 16 East, Boise Meridian, Twin Falls County, Idaho.)

5. Declaration of Covenant executed by Ruth N. Martens and Gerald Martens, trustees of The Waldo and Ruth Martens Living Trust dated April 20, 1992, recorded February 20, 1998, as Instrument No. 1998-003037, records of Twin Falls County, Idaho.

6. Grant of Easement between The Waldo and Ruth Martens Living Trust to John Reitsma and Susan Reitsma, husband and wife, recorded March 9, 1998, as Instrument No. 1998-004079, records of Twin Falls County, Idaho.

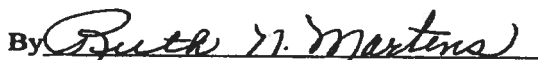
7. Power Line Easement from The Waldo and Ruth Martens Living Trust to Idaho Power Company recorded April 26, 1999, as Instrument No. 1999-007819, records of Twin Falls County, Idaho. (Within the SE¼ of Section 29 and the NE¼ of Section 32, Township South, Range 16 East, Boise Meridian, Twin Falls County, Idaho.)

DATED THIS 8th day of May, 2001.

WALDO and RUTH MARTENS LIVING TRUST

By 
GERALD L. MARTENS, Trustee

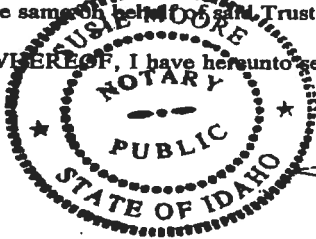
By  trustee
KALA L. DUNCAN, Trustee

By 
RUTH N. MARTENS, Trustee

STATE OF IDAHO)
ss:
County of Twin Falls

On this 8th day of May, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared GERALD L. MARTENS, Trustee of the Waldo and Ruth Martens Living Trust, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.

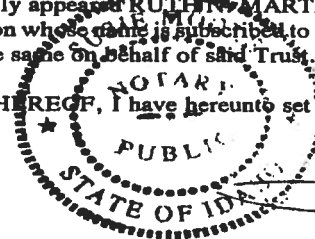


Susie Moore
NOTARY PUBLIC for Idaho
Residing at: Twin Falls
Commission Expires: 11-28-2002

STATE OF IDAHO)
ss:
County of Twin Falls

On this 8th day of May, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RUTH L. MARTENS, Trustee of the Waldo and Ruth Martens Living Trust, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that she executed the same on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.

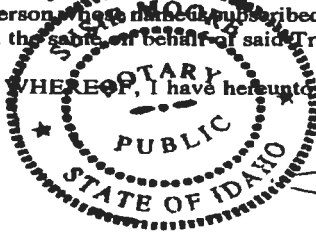


Susie Moore
NOTARY PUBLIC for Idaho
Residing at: Twin Falls
Commission Expires: 11-28-2002

STATE OF IDAHO)
ss:
County of Twin Falls

On this 8th day of May, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared GERALD L. DUNCAN, Trustee of the Waldo and Ruth Martens Living Trust, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that she executed the same on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.



Susie Moore
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