

NTO-2351
LEX D. SMITH
698 SOUTH MAIN ST.
WILLARD, UT 84340

Microfilm No. **143058**
15 July 2008
1:45
Natalie Murphy
Oneida Co. Recorder
Fee \$ 10.00
Recorded at Request of
Northam Title Co.

WARRANTY DEED

MONTE GLEN PRICE and MONIQUE PRICE, HUSBAND AND WIFE, Grantor(s) of MALAD CITY, County of ONEIDA, State of ID, hereby **CONVEY AND WARRANT** to **LEX D. SMITH and BO JANE SMITH, HUSBAND AND WIFE**, Grantee(s) of WILLARD, County of BOX ELDER, State of UT for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Oneida County, State of Idaho:

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way of record, and taxes for the year 2008 and thereafter.

Witness, the hand(s) of said Grantor(s), this July 15, 2008.

Monte Glen Price
MONTE GLEN PRICE

Monique J. Price
MONIQUE PRICE

State of IDAHO)
County of ONEIDA)

On July 15, 2008, personally appeared before me MONTE GLEN PRICE and MONIQUE PRICE the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

143058

"EXHIBIT A"

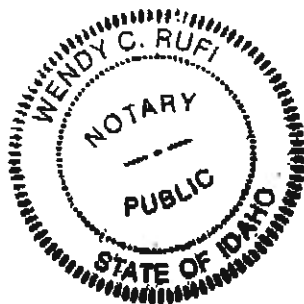
A PARCEL OF LAND LOCATED IN SECTIONS 14 AND 23, TOWNSHIP 16 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, LOCATED SOUTH 01°23'24" WEST 2633.79 FEET FROM THE EAST QUARTER CORNER OF SECTION 14;
THENCE NORTH 01°23'24" EAST 1194.14 FEET ALONG THE EAST BOUNDARY OF SECTION 14; THENCE WEST 719.04 FEET TO A 5/8" REBAR AND CAP LABELED "A.A. HUDSON, PLS 4735", SET ON THE WESTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 191;
THENCE SOUTH 60°34'19" WEST 82.15 FEET ALONG AN EXISTING FENCE LINE TO A 5/8" REBAR AND CAP SET AT AN EXISTING FENCE CORNER, SAID POINT BEING THE TRUE POINT OF BEGINNING.
THENCE SOUTH 05°48'34" EAST 517.33 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR AND CAP;
THENCE SOUTH 05°52'18" EAST 1192.19 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR AND CAP SET AT AN EXISTING FENCE CORNER;
THENCE SOUTH 89°37'08" WEST 1070.29 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR AND CAP SET AT THE EASTERLY RIGHT OF WAY FENCE OF THE YELLOWSTONE PARK AND MALAD VALLEY HIGHWAY (F.A.P.F.I.1031(1)0);
THENCE NORTH 26°32'55" WEST 1101.94 FEET ALONG SAID RIGHT OF WAY FENCE TO A 5/8" REBAR AND CAP;
THENCE NORTH 62°09'44" EAST 778.20 FEET TO A 5/8" REBAR AND CAP;
THENCE NORTH 62°57'25" EAST 763.53 FEET TO A 5/8" REBAR AND CAP;
THENCE NORTH 60°34'17" EAST 23.27 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY UNTO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND THROUGH THE ROAD KNOWN AS CEDARVIEW CIRCLE AS DISCLOSED BY THE OFFICIAL PLAT OF CEDARVIEW SUBDIVISION RECORDED JULY 26, 1972 AS FILING # 130838 IN THE OFFICE OF THE RECORDER OF ONEIDA COUNTY, IDAHO.

State of IDAHO)
County of ONEIDA)

On July 15, 2008, personally appeared before me MONTE GLEN PRICE and MONIQUE PRICE the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Wendy C. Ruffi
Notary Public:
Residing: Malad City, ID
Expires: 2-28-2011