

**WARRANTY DEED**

For Value Received **MARVIN HUTCHINGS** also known of record as  
**MARVIN C. HUTCHINGS AND IRENE HUTCHINGS** also  
 Known of record as **IRENE D. HUTCHINGS,**  
**HUSBAND AND WIFE,**

the grantors, do hereby grant, bargain, sell and convey unto

**DAVID OSGOOD AND SHARON OSGOOD,**  
 Husband and wife,

1114 Highway 93 S., Salmon ID 83467

the grantees, the following described premises, in Lemhi County Idaho, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO:

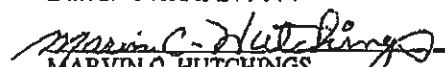
Together with Easement described on Exhibit "B" attached hereto:

The above conveyance is made free and clear of all other encumbrances except: Rights-of-way and easements, reservation in Federal patents and State Deeds, or other restrictions imposed by law, building and use restrictions of record, building and zoning regulations and ordinances of any governmental unit whether of sight or of record.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances,

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: October 24 2008

  
 MARVIN C. HUTCHINGS

  
 IRENE D. HUTCHINGS

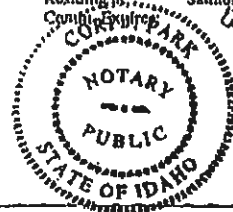
STATE OF IDAHO, COUNTY OF Lemhi--ss

On this 23 Day of October, 2008,  
 before me, a Notary Public in and for said State, personally  
 appeared

**MARVIN C. HUTCHINGS AND IRENE D. HUTCHINGS**

known to me to be the persons whose names are  
 subscribed to the within instrument, and acknowledged to  
 me that they executed the same.

Residing at, Salmon, Idaho, Oct 2-12



Notary Public

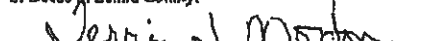
INSTRUMENT NO:

277965

STATE OF IDAHO, COUNTY OF LEMHI

I hereby certify that this instrument was filed  
 for record at the request of Bill Allen Esq

at 55 minutes past 4 o'clock P m.,  
 this 29 day of October  
20 08, in my office, and duly recorded in Book  
 of Deeds in Lemhi County.

  
 Ex-Officio Recorder

By Erinica Cardin  
 Deputy

Fees \$ 12.00  
 Mail to: BAC

**WADE SURVEYING****Global Positioning Service**

Land Surveying and Planning

402 Van Dreff St.

Salmon, Idaho 83467

**277965**

Phone: (208)-756-3070

September 30, 2008

**PARCEL "D"**

A parcel of land located in the W1/2 of Section 36, T. 20 N., R. 21 E., Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Commencing at the S1/4 Corner of said Section 36 from which the Meander Corner on the easterly bank of the Salmon River bears N 88°28'00"W a distance of 2531.06 ft., the Basis Of Bearing of this description, run thence N 35°07'19"W a distance of 1734.78 ft. to a point on the westerly right-of-way of U.S. Highway 93; Thence S 03°56'14"W along said right-of-way a distance of 50.02 ft. to the POINT OF BEGINNING;

Thence continuing S 03°56'14"W along said right-of-way a distance of 20.09 ft. to the NE Corner of the Salmon River Highlands Subdivision;

Thence N 87°49'49"W along the northerly boundary of said subdivision a distance of 423.94 ft. to the NW Corner of said subdivision;

Thence S 16°07'51"W along the westerly boundary of said subdivision a distance of 417.35 ft.;

Thence N 73°52'09"W a distance of 208.71 ft.;

Thence N 16°07'51"E a distance of 515.74 ft.;

Thence 104.42 ft. along a curve to the right having a central angle of 59°49'45", a radius of 100.00 ft. and a chord bearing of N 46°02'44"E for a distance of 99.74 ft.;

Thence N 75°57'36"E a distance of 167.06 ft.;

Thence S 05°22'52"E a distance of 8.01 ft.;

Thence S 14°02'24"E a distance of 152.33 ft.;

Thence 163.70 ft. along a curve to the left having a central angle of 75°01'59", a radius of 125.00 ft. and a chord bearing of S 51°33'24"E for a distance of 152.25 ft.;

Thence S 87°49'49"E a distance of 207.51 ft. to the POINT OF BEGINNING.

**PARCEL CONTAINS 3.54 ACRES.**

Subject To/Together With a 50 ft. radius turn around easement as constructed on the ground for Hutchings Ranch Road.

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**EXHIBIT A**

277965



# WADE SURVEYING

Global Positioning Service

Land Surveying and Planning

402 Van Dreff Street

Salmon, Idaho 83467



Phone: (208)-756-3070

September 30, 2008

Hearlds Haven Road/Hutchings Ranch Road  
Subject To/Together With for Parcel "B"  
Together With for Parcels "D" and "H"

TOGETHER WITH: A 50 ft. wide easement for ingress and egress located in the W1/2, Section 36, T. 20 N., R. 21 E., Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Commencing at the S1/4 Corner of said Section 36 from which the East Meander Corner of the Salmon River bears N 88°28'00"W a distance of 2531.06 ft., the Basis Of Bearing of this description, run thence N 35°07'19"W a distance of 1734.78 ft. to a point on the westerly right-of-way of U.S. Highway 93 and the POINT OF BEGINNING;  
Thence S 03°56'14"W along said right-of-way a distance of 50.02 ft.;  
Thence the following courses and distances along said easement right-of-way;  
N 87°49'49"W 207.51 ft.; 163.70 ft. along a curve to the right having a central angle of 75°01'59", a radius of 125.00 ft. and a chord bearing of N 51°33'23"W for a distance of 152.25 ft.; N 14°02'24"W 152.33 ft.;  
N 05°22'52"W 7.87 ft.; S 75°57'36"W 166.81 ft.;  
104.42 ft. along a curve to the left having a central angle of 59°49'45", a radius of 100.00 ft. and a chord bearing of S 46°02'43"W for a distance of 99.74 ft.;  
S 16°07'51"W 590.73 ft.; S 73°52'09"E 50.00 ft.;  
N 16°07'51"E 590.72 ft.; 156.63 ft. along a curve to the right having a central angle of 59°49'44", a radius of 150.00 ft. and a chord bearing of N 46°02'39"E for a distance of 149.61 ft.; N 75°57'36"E 174.25 ft.;  
Thence 143.88 ft. along a curve to the left having a central angle of 07°19'40", a radius of 1125.00 ft. and a chord bearing of N 10°01'47"W for a distance of 143.78 ft.;  
Thence N 13°41'37"W a distance of 67.89 ft.;  
Thence 137.62 ft. along a curve to the right having a central angle of 32°11'02", a radius of 245.00 ft. and a chord bearing of N 02°23'54"E for a distance of 135.82 ft.;  
Thence N 18°29'25"E a distance of 71.63 ft. to a point on said boundary of Mobile Acres Subdivision;  
Thence along said subdivision boundary S 76°55'42"E a distance of 50.22 ft.;  
Thence S 18°29'25"W a distance of 76.38 ft.;  
Thence 109.53 ft. along a curve to the left having a central angle of 32°11'02", a radius of 195.00 ft. and a chord bearing of S 02°23'54"W for a distance of 108.10 ft.;

Page 1 of 2 of 50 ft. Wide Easement

**EXHIBIT B**

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**WADE SURVEYING****Global Positioning Service****Land Surveying and Planning**

402 Van Dreff Street

Salmon, Idaho 83467



Phone: (208)-756-3070

September 30, 2008

**50 ft. Wide Easement Continued**

Thence S  $13^{\circ}41'37''$ E a distance of 67.89 ft.;  
Thence 170.47 ft. along a curve to the right having a central angle of  $08^{\circ}18'45''$ , a  
radius of 1175.00 ft. and a chord bearing of S  $09^{\circ}32'14''$ E for a distance of 170.32 ft.;  
Thence S  $05^{\circ}22'52''$ E a distance of 35.30 ft.;  
Thence S  $14^{\circ}02'24''$ E a distance of 148.54 ft.;  
Thence 98.22 ft. along a curve to the left having a central angle of  $75^{\circ}01'59''$ , a  
radius of 75.00 ft. and a chord bearing of S  $51^{\circ}33'24''$ E for a distance of 91.35 ft.;  
Thence S  $87^{\circ}49'49''$ E a distance of 210.13 ft. to the POINT OF BEGINNING.

255758

## WARRANTY DEED

FOR VALUE RECEIVED, MARVIN C. HUTCHINGS and IRENE D. HUTCHINGS, husband and wife, Grantors, do Bargain, Sell and Convey unto ADAM DEUTCHMAN and ELLA DEUTCHMAN, husband and wife, Grantees, whose current address is 2705 Plymouth Drive, Cape Girardeau, Missouri 63701, the following described premises, in Lemhi County, Idaho, to-wit:

A PARCEL OF LAND LOCATED IN U.S. GOVERNMENT LOTS 1 AND 2, SECTION 1, TOWNSHIP 19 N., RANGE 21 E., B.M., LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36, T. 20 N., RANGE 21 E., B.M., A DISTANCE OF 342.04 FEET ON A BEARING OF S.88°34'44"E., ALONG THE NORTH SECTION LINE OF SECTION 1; THENCE S. 0°20'05"W., 486.22 FEET; THENCE S. 0°24'49"W., 30.00 FEET TO A POINT ON THE SOUTH SIDE OF AN EXISTING ROAD EASEMENT AND BEING THE REAL POINT OF BEGINNING. THENCE S.89°32'23"E., 808.61 FEET; THENCE N. 0°36'44"W., 502.88 FEET TO A POINT ON THE NORTH BOUNDARY OF SECTION 1; THENCE S.88°34'44"E., 1197.57 FEET TO THE NORTHEAST SECTION CORNER OF SECTION 1; THENCE S. 0°28'14"W., 947.39 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE N. 89°32'31"W., 1994.78 FEET; THENCE N. 0°15'30"E., 464.76 FEET TO A POINT ON THE SOUTH SIDE OF AN EXISTING ROAD EASEMENT AND BEING THE REAL POINT OF BEGINNING.

Together with all water rights and appurtenances and water rights including but not limited to a split of Idaho Water Right #75-4506A, records of Idaho Department of Water Resources as appropriate.

Subject to and reserving to Grantors, however, a pipeline easement as follows:

A 30 ft. and 50 ft. wide pipeline and maintenance easement, located in Section 1, T. 19 N., R. 21 E., Boise Meridian, Lemhi County, Idaho, the survey line more particularly described as follows:

Commencing at the S  $\frac{1}{4}$  Corner of Section 36, T. 20 N., R. 21 E., from which the N  $\frac{1}{4}$  Corner of said Section 1 bears N 89°02'00" W 318.45 ft., the Basis Of Bearing of this description, run thence S 33°46'35" E a distance of 614.25 ft. to a point on the easterly boundary of the 0.40 acres parcel shown on Record Of Survey Inst. No. 207029 and the POINT OF BEGINNING of the survey line and of 30 ft. wide easement, being 15 ft. on either side of said survey line:

Thence the following courses and distances along said survey line:

|               |             |               |             |
|---------------|-------------|---------------|-------------|
| N 88°48'49" E | 605.68 ft.; | N 89°41'35" E | 202.55 ft.; |
| N 67°22'42" E | 848.54 ft.; | N 83°56'16" E | 198.34 ft.  |

to the POINT OF BEGINNING of the survey line of a 50 ft. wide easement, being 15 ft. on the southerly side and 35 ft. on the northerly side of said survey line;

RECEIVED

AUG 05 2009

Department of Water Resources  
Eastern Region

75604

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Thence N 87°33'43" E a distance of 200.00 ft.

The described easement shall be perpetual in duration unless earlier abandoned or released and shall benefit and run with the lands of Grantors lying west of the lands conveyed by this deed with an approximate 8 acre parcel situate on the east side of U.S. Highway 93 and the balance being situate on the west side of U.S. Highway 93 and shall run with the lands conveyed by this deed as to the burdens created.

The easement area is provided for the installation, repair, upkeep, maintenance and/or replacement of a buried irrigation pipeline, up to 12 inches in diameter throughout the entire course of the described easement. The portion of the easement described as being 50 ft. in width may also be used for installation, repair, upkeep, maintenance or replacement of diversion facilities, headgates, fish screening facilities and the like associated with the diversion of Grantors and Grantees water and the division of the same to the parties in the appropriate manner.

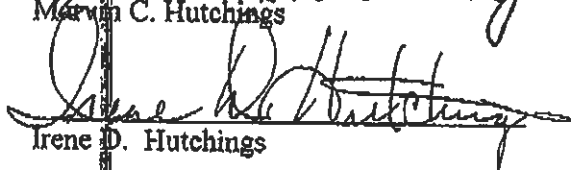
The use of the easement area, however, shall not be exclusive to Grantors, but may be used by Grantees above, so long as such use is not restrictive or an unreasonable impairment of Grantors' uses. No further uses or burdens shall be placed on the lands conveyed, nor shall the purpose of the easement change, except by consent of Grantees.

Grantors shall appropriately clean up the rocks or other debris occasioned by installation, repair, maintenance or replacement of the systems set in place by them and shall restore the areas disturbed by them to a reasonable condition with reference to condition of the area prior to the work being done.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantees, their successors, administrators and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances save and excepting therefrom all covenants, conditions, easements and restrictions of record, as recorded in the records of Lemhi County, Idaho, and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: August 22, 2003

  
Marvin C. Hutchings

  
Irene D. Hutchings

STATE OF IDAHO )  
                          :SS  
County of Lemhi )

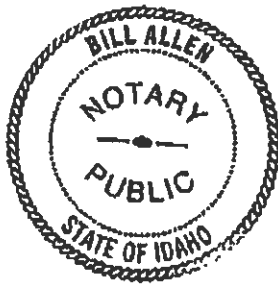
DEUTCHMAN/HUTCHINGS  
Warranty Deed

Page 2 of 3

75604

On this 22<sup>nd</sup> day of August, 2003, before me, a Notary Public in and for said State, personally appeared MARVIN C. HUTCHINGS and IRENE D. HUTCHINGS known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

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



Terri Allen  
Notary Public  
My Commission Expires: 2/19/09

State of Idaho )  
County of Lemhi ) SS No. 255758

This instrument was filed for record at the request  
of Bill Allen Escrow  
at 8:33 o'clock a.m. 8/28 2003

and duly filed and indexed in the records of Lemhi  
County

Terri J. Morton  
Ex-Officio Recorder

By Shunda Clatter Deputy  
Fee 9.00

Return to BAE