

WARRANTY DEED

#45730

Instrument # 500118

MINIDOKA COUNTY, RUPERT, IDAHO
12-19-2008 02:48:00 pm No. of Pages: 2
Recorded for: LAND TITLE AND ESCROW, INC.
DUANE SMITH Fee: \$8.00
Ex-Officio Recorder Deputy: Lilly Haux
Electronically Recorded by Simplifile

For Value Received

LARRY R. JOLLEY and LAURA JOLLEY, husband and wife

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

WESTERN MORTGAGE & REALTY COMPANY, a Washington Corporation
Address: P.O. BOX 3110, PASCO, WA 99302

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

**TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO**

Section 4: Part of Tract B, more particularly described as follows:

Beginning at Corner No. 3 of Tract B, which shall be the Point of Beginning:

Thence South 89°20'12" East along the North tract line of Tract B for a distance of 513.71 feet to a ½ inch rebar;

Thence South 00°11'54" East for a distance of 1171.98 feet to a ½ inch rebar;

Thence North 89°40'35" West for a distance of 507.41 feet to a ½ inch rebar on the tract line common to Tract B and Tract A;

Thence North 00°30'14" West along said tract line for a distance of 1175.10 feet to the Point of Beginning.

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.

SUBJECT TO:

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

Taxes for 2008 and subsequent years, a lien, but not yet due or payable.

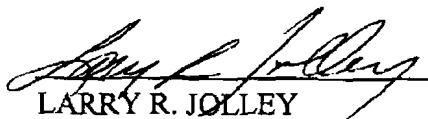
Assessments of the A & B Irrigation District and the rights and powers of said District as by law provided.

Assessments levied, or to be levied, by Magic Valley Ground Water District.

Power Line Easement, dated October 26, 1973, executed by Merrill L. Butterfield and May Butterfield, to Idaho Power Company, recorded August 7, 1974 as Document No. 234935, Minidoka County records, granting a right of way and easement for the erection and continued maintenance of electrical transmission lines and other equipment over the herein described real property, together with all rights of ingress and egress.

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.

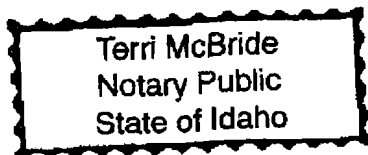
Dated: December 18, 2008

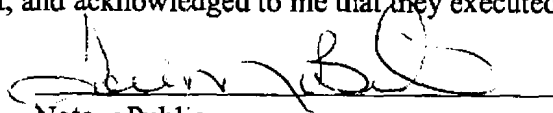

LARRY R. JOLLEY


LAURA JOLLEY

STATE OF IDAHO)
) ss.
COUNTY OF CASSIA)

On this 18th day of December, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared **LARRY R. JOLLEY** and **LAURA JOLLEY**, 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: Boise
My Commission expires: 2-5-14