

Misc.

Instrument # 46324
MINIDOKA COUNTY, RUPERT, IDAHO
4-17-2008 01:48:48 No. of Pages: 3
Recorded for: RUPERT LAND TITLE
DUANE SMITH Fee: 8.00
Deputy Recorder Deputy

TitleFact, Inc.
P.O. Box 486
Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

#22003

CORPORATION WARRANTY DEED

RECEIVED
APR 17 2008
DEPT. OF WATER RESOURCES
SOUTHERN REGION

FOR VALUE RECEIVED CAPELLA CORP., an Idaho corporation, a corporation duly organized and existing under the laws of the state of Idaho, grantor, does hereby Grant, Bargain, Sell and Convey unto IRENE VANDERVEGT GIBSON, a married woman dealing with her sole and separate property, Grantee, whose address is: 4098 Hidden Lakes Drive, Kimberly, Idaho 83341, the following described real estate, situated in Minidoka County, Idaho, to-wit:

PARCEL NO. 1:

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

Section 6: Lots 5, 6 and 7; SE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$.

SAVE AND EXCEPT the following described tracts:

TRACT NO. 1:

Beginning at the Southeast corner of Section 6, said corner marked by a 1/2 inch rebar; thence North 89°42'13" West along the South section line for a distance of 660.00 feet to the POINT OF BEGINNING;
Thence North 89°42'13" West continuing along said line for a distance of 595.35 feet;
Thence North 00°06'41" East for a distance of 30.00 feet to a 1/2 inch rebar;
Thence North 00°06'41" East for a distance of 488.60 feet to a 1/2 inch rebar;
Thence South 89°42'13" East for a distance of 563.16 feet to a 1/2 inch rebar;
Thence South 09°49'08" East for a distance of 192.85 feet to a 1/2 inch rebar;
Thence South 00°17'47" West for a distance of 298.74 feet to a 1/2 inch rebar;
Thence South 00°17'47" West for a distance of 30.00 feet to the POINT OF BEGINNING.

TRACT NO. 2:

That part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, more particularly described as follows:

Beginning at the Southeast corner of said Section 6; thence North 0°19'15" West along the East section line of said Section 6 for 3285.84 feet to a point, which point shall be known as the TRUE POINT OF BEGINNING;
Thence North 89°45'33" West for 430.00 feet;
Thence North 0°19'15" West for 660.00 feet to a point on the North boundary line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$;
Thence South 89°45'33" East along said North boundary line for 430.00 feet to a point on the East section line of said Section 6;
Thence South 0°19'15" East along said East section line for 660.00 feet to the TRUE POINT OF BEGINNING.

TRACT NO. 3:

Part of the SE¼ of Section 6, more particularly described as follows:

Beginning at the Southeast corner of Section 6, said corner marked by a ½ inch rebar; thence North 0°08'00" West along section line for 859.66 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;
Thence South 89°47'55" West for 460.05 feet to a ½ inch rebar;
Thence North 18°12'15" East for 232.19 feet to a ½ inch rebar;
Thence North 41°06'54" East for 436.62 feet to a ½ inch rebar;
Thence North 89°14'25" East for 99.13 feet to a ½ inch rebar on section line;
Thence South 0°08'00" East along section line for 549.22 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

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

Section 6: That part of the SE¼NE¼, described more particularly as follows:

Beginning at the Southeast corner of said Section 6; thence North 0°19'15" West along the East section line of said Section 6 for 3285.84 feet to a point, which point shall be known as the TRUE POINT OF BEGINNING;
Thence North 89°45'33" West for 430.00 feet;
Thence North 0°19'15" West for 660.00 feet to a point on the North boundary line of said SE¼NE¼;
Thence South 89°45'33" East along said North boundary line for 430.00 feet to a point on the East section line of said Section 6;
Thence South 0°19'15" East along said East section line for 660.00 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 3:

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

Section 8: Farm Unit A, Tract A of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat, dated September 27, 1957, on file in the office of the County Recorder, Minidoka County, Idaho).

PARCEL NO. 4:

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

Section 6: Part of the SE¼, more particularly described as follows:

Beginning at the Southeast corner of Section 6, said corner marked by a ½ inch rebar; thence North 89°42'13" West along the South section line for a distance of 660.00 feet to the POINT OF BEGINNING;
Thence North 89°42'13" West continuing along said line for a distance of 595.35 feet;
Thence North 00°06'41" East for a distance of 30.00 feet to a ½ inch rebar;
Thence North 00°06'41" East for a distance of 488.60 feet to a ½ inch rebar;
Thence South 89°42'13" East for a distance of 563.16 feet to a ½ inch rebar;
Thence South 09°49'08" East for a distance of 192.85 feet to a ½ inch rebar;
Thence South 00°17'47" West for a distance of 298.74 feet to a ½ inch rebar;
Thence South 00°17'47" West for a distance of 30.00 feet to the POINT OF BEGINNING.

SAVE AND EXCEPT the following described tract:

Beginning at the Southeast corner of the SE¼; thence West 660 feet to a point,
which is the TRUE POINT OF BEGINNING on the South line of Section 6;
Thence North 165 feet;
Thence West 165 feet;
Thence South 165 feet;
Thence East 165 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 5:

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

Section 6: That part of the SE¼, more particularly described as follows:

Beginning at the Southeast corner of Section 6, said corner marked by a 1/2 inch
rebar; thence North 0°08'00" West along section line for 859.66 feet to a 1/2 inch
rebar which shall be the POINT OF BEGINNING;
Thence South 89°47'55" West for 460.05 feet to a 1/2 inch rebar;
Thence North 18°12'15" East for 232.19 feet to a 1/2 inch rebar;
Thence North 41°06'54" East for 436.62 feet to a 1/2 inch rebar;
Thence North 89°14'25" East for 99.13 feet to a 1/2 inch rebar on section line;
Thence South 0°08'00" East along section line for 549.22 feet to the POINT OF
BEGINNING.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and the
Grantee's heirs and assigns forever. And the Grantor does hereby covenant to and with the said Grantee,
that the Grantor is the owner in fee simple of said premises; that are free from all encumbrances except as
described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its
corporate name to be hereunto subscribed by its President and its Secretary.

Dated: April 16, 2008

CAPELLA CORP.

BY: _____

Richard B. Stivers, Vice-President

Attest: _____

Secretary

* * * * *

STATE OF IDAHO
County of Twin Falls

On this 16th day of April, 2008, before me, the undersigned, Notary Public in and for said State,
personally appeared Richard B. Stivers, known to me to be the Vice-President of the corporation that
executed this instrument, or the person who executed the instrument on behalf of said corporation, and
acknowledged to me that such corporation executed the same.

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

Notary Public for Idaho

Residing at: Twin Falls

My Commission expires: 10/26/12

LILA L. ORTON
NOTARY PUBLIC
STATE OF IDAHO