

SPECIAL WARRANTY DEED

Order No.: 3070603990L-D

FOR VALUE RECEIVED

Castle Keep 602, LLC, a Colorado Limited Liability Company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Charles R. Skelton, a married man

whose current address is

13402 S. Butte Road Meridian, CA 95957

the grantee(s), the following described premises, in Lemhi County, Idaho, TO WIT:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER, SECTION 3, T. 20 N., R. 23 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS N. 00° 25' 03" E. A DISTANCE OF 2610.33 FT. THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE N. 42° 38' 04" E. A DISTANCE OF 1866.41 FT. TO THE POINT OF BEGINNING;

THENCE S. 56° 51' 31" W. A DISTANCE OF 23.42 FT. TO A POINT ON THE CENTERLINE OF AN EXISTING COUNTY ROAD;

THENCE N. 33° 11' 57" W. ALONG SAID CENTERLINE A DISTANCE OF 244.57 FT.;

THENCE N. 60° 34' 00" E. A DISTANCE OF 148.74 FT.;

THENCE N. 77° 35' 08" E. A DISTANCE OF 111.11 FT.;

THENCE N. 77° 37' 26" E. A DISTANCE OF 50.27 FT. TO A POINT ON THE CENTERLINE OF AN EXISTING DITCH;

THENCE THE FOLLWING COURSES AND DISTANCES ALONG SAID DITCH:

S. 34° 41' 29" E. 28.59 FT.; S. 04° 39' 25" E. 40.83 FT.;

S. 26° 25' 59" E. 58.51 FT.; S. 02° 28' 06" E. 35.64 FT.;

S. 58° 36' 30" E. 27.21 FT.;

THENCE S. 56° 51' 31" W. A DISTANCE OF 243.67 FT. TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR A SEPTIC FIELD AS SHOWN ON RECORD OF SURVEY.

SUBJECT TO A 10 FOOT WIDE EASEMENT FOR WATER LINE AND INCIDENTALS RUNNING ALONG THE WESTERLY BANK OF WATER DITCH WHICH CENTERLINE IS THE EASTERLY BOUNDARY OF ABOVE PARCEL.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that no encumbrances were initiated during the ownership of the undersigned nor is the undersigned aware of any such Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 11/28/06

Castle Keep 602, LLC, a Colorado Limited Liability Company

By: Debra S. Edwards, ManagerState of Idaho) SS No. **269868**
County of Lemhi)This Instrument was filed for record at the request of Debra S. Edwardsat 2:45 o'clock p.m. 11-30-2006

and duly filed and indexed in the records of Lemhi County

Terrell Monon
Ex-Officio RecorderBy: Debra S. Edwards DeputyFee 6.00Return to AT