

RECEIVED

SEP 06 2006

DEPT. OF WATER RESOURCES
SOUTHERN REGION

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
120 Second Avenue North
Ketchum, ID 83340

Instrument # 533274

HAILEY, BLAINE, IDAHO
2006-03-20 03:35:00 No. of Pages: 2
Recorded for : FIRST AMERICAN TITLE
MARSHA RIEMANN Fee: 6.00
Ex-Officio Recorder Deputy *imp*
Index to: WTY/QC/CORP DEED

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **K27444-K (zb)**

Date: **March 16, 2006**

For Value Received, **W. James Peterson and Mary C. Peterson, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Waterford Partners III, an Idaho Limited Liability Company**, hereinafter called the Grantee, whose current address is **Ptn. TL 7837, 27/1So/21E, Carey, ID**, the following described premises, situated in **Blaine County, Idaho**, to-wit:

TOWNSHIP 1 SOUTH, RANGE 21 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO.

SECTION 27: SE1/4 NE1/4, EXCEPT the North 24.75 feet.

NOW DESCRIBED AS:

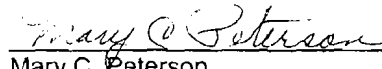
COMMENCING at a Brass Cap Monument marking the Southwest corner of the Northeast 1/4 (C1/4 corner) of said Section 27; thence
N. 89° 18' 33" E., 1,338.31 feet along the Southerly boundary the Northeast 1/4 of said Section 27 to the **TRUE POINT OF BEGINNING**; thence
Leaving said Southerly boundary **N. 00° 59' 06" W., 879.23 feet**; thence
N. 88° 51' 33" E., 259.37 feet to a 5/8 inch rebar by P.L.S. 792; thence
N. 01° 08' 21" W., 452.15 feet to a point on the Northerly boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 27; thence
Leaving said Northerly boundary and continuing **N. 01° 08' 21" W., 11.38 feet** to a 5/8 inch rebar by P.L.S. 7048; thence
N. 89° 28' 16" E., 1,083.82 feet to a point on the Easterly boundary of said Section 27; thence
S. 00° 49' 50" E., 8.21 feet along the Easterly boundary to a point on the Northerly boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 27; thence
Continuing along the Easterly boundary **S. 00° 49' 50" E., 1,333.50 feet** to a found Brass Cap Monument marking the Southeast corner of the Northeast 1/4 (E1/4 corner) of said Section 27; thence
S. 89° 18' 33" W., 1,338.31 feet along the Southerly boundary of the Northeast 1/4 of said Section 27 to the **POINT OF BEGINNING**.
(Tax Lot 7837)

100 Acre Feet of New Storage Rights Within the Little Wood River Irrigation District.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

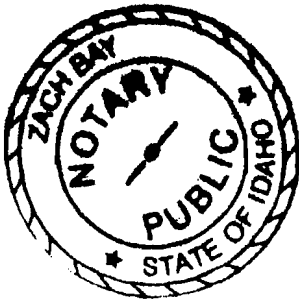
TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

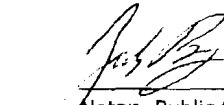

W. James Peterson


Mary C. Peterson

STATE OF Idaho)
SS.
COUNTY OF Blaine)

On this 17th day of March, in the year of 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared **W. James Peterson and Mary C. Peterson**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.




Notary Public for the State of Idaho
Residing at: Ketchikan, ID
My Commission Expires: August 15, 2011