

Order No. 54156

Instrument # 504269

HAILEY, BLAINE, IDAHO

2004-05-28

10:29:00 No. of Pages: 1

Recorded for: AMERITITLE

MARSHA RIEMANN

Fee: 3.00

Ex-Officio Recorder Deputy

Index to: WTYOC/CORP DEED

BLS

WARRANTY DEED

FOR VALUE RECEIVED

KATHLEEN B. ROSEKRANS, an unmarried woman

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

JEFF WATSON and SHERIANNE WATSON, husband and wife

GRANTEE(s) whose address is: 10284 O.R. 250, Durango, CO 81301

the following described real property in **Blaine** County, Idaho, to wit:

Lot 3 in Block 1 of RHYTHM RANCH SUBDIVISION, according to the official plat thereof, recorded May 4, 2004, as Instrument No. 502935, records of Blaine County, Idaho.

Subject To: Taxes, easements established or of record, restrictions and encumbrances of record, rights reserved in federal patents, state or railroad deeds, building or use restrictions, building and zoning regulations and ordinances of any governmental unit.

TO HAVE AND TO HOLD said premises, with their 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 they are free from all encumbrances except as described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: May 25, 2004

Kathleen B. Rosekrans
KATHLEEN B. ROSEKRANS

State of Idaho

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}ss.

County of Blaine

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On this 25th day of May, in the year 2004, before me, the undersigned, personally appeared **KATHLEEN B. ROSEKRANS** known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal

Melody A. Mattson
Notary Public
Commission Expires: 4/3/2009

