

K. 28724

WARRANTY DEED

For Value Received **Kathleen B. Rosekrans**, an unmarried woman

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

The Sunrise Trust

whose address is: **P.O. Box 5919, Ketchum, ID 83340**

Instrument # 509154

HAILEY, BLAINE, IDAHO

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Recorded for : FIRST AMERICAN TITLE

MARSHA RIEMANN Fee: 3.00

Ex-Officio Recorder Deputy

Index to: WTYQICORP DEED

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

Lot 1 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 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.

Dated: August 26, 2004

Kathleen B. Rosekrans
Kathleen B. Rosekrans

STATE OF Idaho

), ss.

COUNTY OF BLAINE

On this 26th day of August, 2004, before me, the undersigned, personally appeared Kathleen B. Rosekrans, known or identified to me (or proved to me on the oath of), to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that she executed the same.

Nancy A. Woldberg
Notary Public of Idaho
Residing at: Fairfield
Commission Expires: 9-7-05

