

Order No.:307021255C-G

WARRANTY DEED

FOR VALUE RECEIVED

William Robert Maxwell and Judy A. Maxwell, Husband and Wife.

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

Wood River Land Trust Company, an Idaho non-profit corporation

whose current address is

P.O. Box 6376 Ketchum, ID 83340

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

A FRACTION OF H.E.S. 136, T. 11 N., R. 15 E., BOISE MERIDIAN, CUSTER COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NUMBER 4 OF SAID H.E.S. 136, FROM WHICH CORNER NUMBER 3 OF H.E.S. 136 BEARS N. 65°54'46" E., 1419.62 FT., THE BASIS OF BEARING OF THIS DESCRIPTION RUN THENCE N. 65°54'46" E. ALONG THE NORTHERLY BOUNDARY OF SAID H.E.S. A DISTANCE OF 1062.96 FT. TO A POINT ON AN EXISTING FENCE LINE;

THENCE S. 40°30'59" E. ALONG SAID FENCE LINE A DISTANCE OF 417.46 FT. TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 75;

THENCE S. 58°38'10" W. ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1139.43 FT. TO A POINT ON THE CENTER LINE OF PEACH CREEK;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID CENTERLINE:

N. 63°46'02" W., 109.06 FT.; N. 80°11'51" W., 44.10 FT.;

N. 47°50'16" W., 58.60 FT.; S. 87°25'47" W., 60.85 FT.;

N. 43°29'29" W., 67.15 FT.; N. 07°33'43" W., 31.21 FT.;

THENCE N. 51°08'39" E. A DISTANCE OF 315.83 FT.;

THENCE N. 64°03'05" W. A DISTANCE OF 243.31 FT. TO THE POINT OF BEGINNING.

ALSO INCLUDING:

A FRACTION OF H.E.S. 136, T. 11 N., R. 15 E., BOISE MERIDIAN, CUSTER COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NUMBER 6 OF SAID H.E.S. 136 FROM WHICH CORNER NUMBER 5 OF SAID H.E.S. BEARS N. 59°35'51" E., 1633.44 FT. THE BASIS OF BEARING OF THIS DESCRIPTION RUN THENCE N. 59°35'51" E. A DISTANCE OF 1007.31 FT.;

THENCE S. 56°24'56" E. A DISTANCE OF 537.48 FT.;

THENCE S. 39°33'10" E. A DISTANCE OF 256.50 FT. TO THE POINT OF BEGINNING;

THENCE S. 34°35'44" E. A DISTANCE OF 585.52 FT. TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 75;

THENCE ALONG SAID RIGHT-OF-WAY 741.76 FT. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1859.94 FT., A DELTA OF 22°51'00" AND A CHORD BEARING S. 70°03'40" W. FOR 736.85 FT.;

THENCE S. 81°29'10" W. ALONG SAID RIGHT-OF-WAY A DISTANCE OF 257.60 FT.;

THENCE NORTH A DISTANCE OF 264.77 FT.;

THENCE N. 50°31'05" E. A DISTANCE OF 796.82 FT. TO THE POINT OF BEGINNING.

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

0227554
Custer County Clerk of Alliance
Time 11:30 AM Date 8-11-2003
Filed M. Peck, Clerk
Judy A. Maxwell, Deputy

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feē simple of said premises; that they are free from all encumbrances 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: 7-28-03

William Robert Maxwell
William Robert Maxwell

Judy A. Maxwell
Judy A. Maxwell

State of Idaho

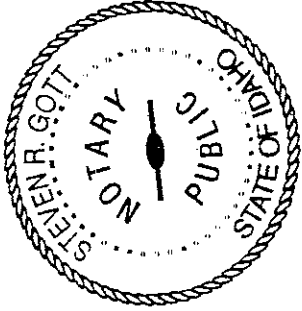
}
} ss.
}

County of Custer

On this 28th of July 2003, before me, a Notary Public in and for said state, personally appeared William Robert Maxwell and Judy A. Maxwell

known or identified to me to be the person(s) whose name(s) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]

Notary Public for the State of Idaho

Residing at: Selma

Commission Expires: 12-14-03