



A Pioneer Company

PIONEER TITLE COMPANY
OF ADA COUNTY

8151 West Rifleman Street / Boise, Idaho 83704 / Telephone (208) 377-2700

February 8, 2005

Department of Water Resources
Western Region
2735 Airport Way
Boise, Id 83705

Attn: Steve Lester

Re; Two Rivers Subdivision

At the direction of TR Company, LLC the following language is included on all deeds recorded in all phases of Two Rivers Subdivisions;

“Reserving unto the Grantor herein any and all appurtenant water rights in:
Eagle Island Water Users Association, Thomas Aiken Ditch Company and Mace-Catlin
Ditch Company”.

Thank you.

Sue Rich-Merritt

Lot Release Manger
208-373-3612



Pioneer Title Company
of Ada County

(Space for recording information)

WARRANTY DEED

FOR VALUE RECEIVED,

T R Company, LLC, An Idaho Limited Liability Company
GRANTOR, does hereby Grant, Bargain, Sell and Convey unto

Jared Enterprises, Inc., an Idaho Corporation

GRANTEE, whose current address is: P.O. Box 117, Meridian, ID 83680
the following described real property in ADA County, State of Idaho, more particularly described as follows:

LOT 55 BLOCK 19 OF TWO RIVERS SUBDIVISION NO. 9, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 89 OF PLATS AT PAGES 10360 THROUGH 10362, RECORDS OF ADA COUNTY, IDAHO.

Restriction; Conveyance is subject to the condition that Grantor shall not be responsible to insure that the finish grade and elevation of this lot is properly constructed so as to prevent the migration or accumulation thereof, of drainage waters from any subdivision common areas or any other adjoining lots within the subdivision. The Grantor shall have no liability or responsibility for any damages which may be caused as a result of the failure of any subsequent owner to provide for proper drainage from common areas or adjoining lots.

****Reserving unto the Grantor herein any and all appurtenant water rights in:**

Eagle Island Water users Association, Thomas Alken Ditch Company and Mace-Catlin Ditch Company

****Foundation Restrictions; Minimum 24 inches above sidewalk grade to a maximum of 30 inches above sidewalk grade.**

SUBJECT TO current years taxes, irrigation district assessment public utility easements subdivision restrictions and U.S. patent reservations.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made; suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, includes irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and the Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: September 8, 2004

T.R. Company, L.L.C.,

an Idaho Limited Liability Company

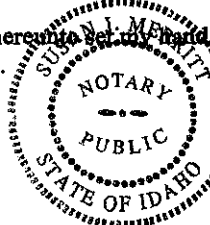


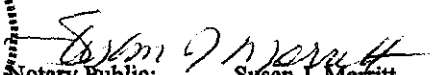
By: Dennis M. Baker, Manager

STATE OF IDAHO, COUNTY OF ADA

On this 8 day of September in the year of 2004, before me, Susan J. Merritt a notary public, personally appeared Dennis M. Baker, known to me to be the Manager in a limited liability company, of T R Company, LLC, a limited liability company and the member/manager who subscribed to said limited liability company name to the foregoing instrument and acknowledged to me that they executed the same in said limited liability company name.

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




Notary Public: Susan J. Merritt
Residing at: Caldwell, Idaho
My Commission expires: 05-05-2005