

WARRANTY DEED

J-2631

EC-837

For Value Received

DAVID C. MAY and RONALD C. MAY, as Successor Trustees of the Clifton A. May Family Trust dated April 10, 1989; SHARON L. HEINER, RONALD MAY, LuDENE BARNARD, by and through Ronald May, her Attorney in Fact, ROBERT A. MAY, and LINDA K. SCOTT, by and through Ronald May, her Attorney in Fact

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

DAVID C. MAY and DEBRA J. MAY, husband and wife

Address: 124 South 1350 West
Paul, Idaho 83347

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

TOWNSHIP 8 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 14: SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 15: S $\frac{1}{2}$ SW $\frac{1}{4}$ Section 21: NE $\frac{1}{4}$ Section 22: N $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 23: NW $\frac{1}{4}$ NW $\frac{1}{4}$

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to State of Idaho Water Right Nos. 36-02323, 36-02322, 36-15226 and 36-02570.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 1998 and subsequent years.

Rights of way for roads, canals, laterals and waste ditches as contained in an Agreement by and between the State of Idaho, and the Twin Falls North Side Land and Water Company, dated August 21, 1907, recorded in Book 15 Page 589, Jerome County records.

Right of Way given by Clifton A. May and Hazel H. May, husband and wife, to the Hillsdale Highway District, dated April 18, 1962, recorded November 2, 1962 in Book 168 Page 210 as Instrument No. 152325, Jerome County records.

Power Line Easement given by Clifton A. May and Hazel H. May, husband and wife, to Idaho Power Company, a corporation, dated June 7, 1962, recorded March 19, 1963 in Book 168 Page 242 as Instrument No. 153925, Jerome County records.

Power Line Easement given by Clifton A. May and Hazel H. May, husband and wife, to Idaho Power Company, a corporation, dated March 30, 1960, recorded March 11, 1964 in Book 168 Page 356 as Instrument No. 158433, Jerome County records.

Easement by and between Hillsdale Highway District, and Ross Greenwell and Helen Greenwell, husband and wife, dated June 20, 1967, recorded June 29, 1967 in Book 184 Page 1284 as Instrument No. 172827, Jerome County records.

Power Line Easement given by Clifton May and Hazel May, his wife, to Idaho Power Company, a corporation, dated October 24, 1975, recorded May 19, 1976 in Book 184 Misc., Page 1264, as Instrument No. 218644, Jerome County records.

Reservations set forth in Patent by and between The United States of America, as Grantor, and Clifton A. May, as Grantee, recorded January 24, 1985, as Instrument No. 287388, Jerome County records.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The 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 incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: March 12, 1998

CLIFTON A. MAY FAMILY TRUST dated April 10, 1989

By: David C. May
David C. May, Trustee

Sharon L. Heiner
Sharon L. Heiner

By: Ronald C. May
Ronald C. May, Trustee

Ronald May
Ronald May

By: LuDene Barnard
LuDene Barnard

Robert A. May
Robert A. May

By: Ronald May
Ronald May, her Attorney in Fact

By: Linda K. Scott
Linda K. Scott

By: Ronald May
Ronald May, her Attorney in Fact

RECORDED IN THE PUBLIC
LAND TITLE & ESCRROW, INC.
Mar 12 1 42 PM '98
JEROME COUNTY, IDAHO
FEE \$12.90
JEP

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