

8/24/04

PM0100 - PARCEL MASTER INQUIRY

15:30:13

PARCEL: RP 0025702

A

F9=MS

F17=DD

F23=AG

HINCKS, ROY E/DELORES B

LEGAL DESCRIPTION

T4S R31E SEC 17

W2 LESS T-8875; W2NE

2851 W 900 S

STERLING ID 83210

CODE AREA 18-0000 OWNER CD

PARC TYPE LOC CODE 31

EFFDATE 4111986 EXPDATE

PREV PARCEL RP0025700 A

CAT	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
1	2004	381000	AC	40856				
5	2004	13000	AC	78				
19	2004	4300	AC					

TOTALS 398300 40934

ENTER NEXT PARCEL NUMBER RP A

FKeys: F2=TX F3=Exit F5=SS F6=Nm F7=LG
F8=CT F13=TM F18=HS F20=SrcH F22=EU

8/24/04

PMO100 - PARCEL MASTER INQUIRY

15:31:32

PARCEL: RP 0025800

A

F9=MS

F17=DD

F23=AG

HINCKS, ROY E/DELORES B

LEGAL DESCRIPTION

T4S R31E SEC 18

E2E2

2851 W 900 S

STERLING

ID 83210

CODE AREA 18-0000 OWNER CD

PARC TYPE LOC CODE 31

EFFDATE 1011986 EXPDATE

PREV PARCEL

CAT	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
1	2004	142000	AC	12386				
5	2004	17000	AC	362				
19	2004	1000	AC					

TOTALS

160000

12748

ENTER NEXT PARCEL NUMBER RP A

FKeys: F2=TX F3=Exit F5=SS F6=NM F7=LG
F8=CT F13=TM F18=HS F20=SrcH F22=EU

8/24/04

PMO100 - PARCEL MASTER INQUIRY

15:31:07

PARCEL: RP 0025701

A

F9=MS
F17=DD

F12=RC
F23=AG

HINCKS, ROY E/DELORES B

LEGAL DESCRIPTION
T4S R31E SEC 17
T-8875

2851 W 900 S

STERLING ID 83210

CODE AREA 18-0000 OWNER CD
PARC TYPE LOC CODE 31
EFFDATE 10/1/1999 EXPDATE
PREV PARCEL RP0025701 A

CAT	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
12	2004	1700	AC	6210				
32	1999			20563				

TOTALS 1700 26773

ENTER NEXT PARCEL NUMBER RP A

FKeys: F2=TX F3=Exit F5=SS F6=Nm F7=LG
F8=CT F13=TM F18=HS F20=SRch F22=EU

Instrument # 2042371

JEROME COUNTY, JEROME, IDAHO

2004-04-29 04:23:27 No. of Pages: 3

Recorded for : LAND TITLE & ESCROW

CHERYL WATTS Fee: 9.00

Ex-Officio Recorder Deputy #J-33127

C. Bunch

471707

WARRANTY DEED

For Value Received

V. CALLAN PHILLIPS and MARILYN PHILLIPS, also known as MARILYN ^L PHILLIPS, husband and wife *m.p.*

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

DELBERT KOHTZ and FRAN KOHTZ, husband and wife dba IDAHO WATER CO.
Address: 1135 Valley Rd. So. Eden, Id 83325

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

SEE EXHIBIT "A" ATTACHED HERE TO

SUBJECT TO:

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

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto including but not limited to Water Right No.'s 36-16111, 36-16112, 36-16115, 36-16123

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 encumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

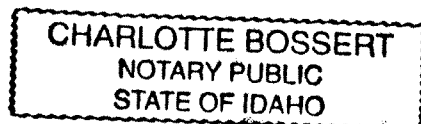
Dated: April 9, 2004

V. Callan Phillips
V. CALLAN PHILLIPS

Marilyn Phillips
MARILYN PHILLIPS

STATE OF IDAHO)
) ss.
COUNTY OF MINIDOKA)

On this 9th day of April, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared V. CALLAN PHILLIPS and MARILYN PHILLIPS, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



Charlotte Bossert
Notary Public
Residing at: *Boise, Idaho*
My Commission expires: *9/15/04*

EXHIBIT "A"

Order Number: J-33127

PARCEL NO. 1:

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

Section 24: E $\frac{1}{2}$ SE $\frac{1}{4}$;

Section 25: NE $\frac{1}{4}$ NE $\frac{1}{4}$;

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

Section 25: Part of Farm Tract B, described as follows:

Beginning at Corner No. 2 of Tract B (NE corner SE $\frac{1}{4}$ NE $\frac{1}{4}$) in Section 25, Township 8 South,
Range 21 East, Boise Meridian, said corner marked by a USBR iron pipe with brass cap
which shall be the POINT OF BEGINNING;
Thence South 00°06'45" West along the East line of Section 25 for a distance of 493.39 feet;
Thence North 50°21'42" West for a distance of 327.08 feet;
Thence North 88°50'53" West for a distance of 314.58 feet;
Thence South 57°13'33" West for a distance of 545.47 feet;
Thence South 44°05'49" West for a distance of 581.32 feet;
Thence South 50°38'46" West for a distance of 510.65 feet;
Thence North 89°56'46" West for a distance of 493.20 feet;
Thence North 00°18'59" East for a distance of 477.82 feet;
Thence North 64°22'09" West for a distance of 494.69 feet;
Thence South 68°31'10" West for a distance of 308.28 feet;
Thence North 88°34'57" West for a distance of 532.54 feet to the West line of Tract B;
Thence North 00°02'25" West along the West line of Tract B for a distance of 717.58 feet to a $\frac{1}{2}$ "
rebar at Corner No. 4 of Tract B;
Thence North 89°56'34" East along the North line of Tract B for a distance of 937.86 feet to a
USB iron pipe with a $\frac{5}{8}$ " rebar alongside at Corner No. 3 of Tract B;
Thence North 89°54'56" East along the North line of Tract B for a distance of 2643.85 feet to the
POINT OF BEGINNING.

PARCEL NO. 2:

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

Section 24: East half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$); West half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$);
Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$);
Section 25: Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$); Northwest Quarter of the Northeast
Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$);

PARCEL NO. 3:

TOWNSHIP 8 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

PARCEL NO. 4:

TOWNSHIP 8 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 30: Part of Farm Unit B, described as follows:

Beginning at Corner No. 2 of Tract B (Northwest corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$) in Section 30 of Township 8 South, Range 22 East, Boise Meridian, said corner marked by a USBR iron pipe with brass cap which shall be the POINT OF BEGINNING;
Thence South 89°58'29" East along the North line of Tract B for a distance of 1406.93 feet to a USBR iron pipe with brass cap at Corner No. 1 of Tract B;
Thence South 01°30'50" West along the East line of Tract B for a distance of 373.81 feet;
Thence North 89°58'29" West for a distance of 271.23 feet;
Thence South 48°59'06" West for a distance of 515.33 feet;
Thence South 54°49'03" West for a distance of 381.23 feet;
Thence North 39°38'21" West for a distance of 353.64 feet;
Thence North 50°21'42" West for a distance of 260.70 feet to the West line of Section 30;
Thence North 00°06'45" East along the West line of Section 30 for a distance of 493.39 feet to the POINT OF BEGINNING.

Instrument # 471707

MINIDOKA COUNTY, RUPERT, IDAHO

2004-04-09

04:06:51 No. of Pages: 3

Recorded for : RUPERT LAND TITLE

DUANE SMITH

Fee: 9.00

Ex-Officio Recorder Deputy

Lil