

~~287237~~**WARRANTY DEED**

294684

~~287237~~ #36781

For Value Received

JOYCE B. HUTCHISON, A Widow

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

PETER J. GRUSH and SYLVIA T. GRUSH, Husband and Wife
Address: 2025 SOUTH HWY 81, MALTA, ID 83342CASSIA COUNTY, IDAHO
LARRY A. MICKELSEN
RECORDERFEE 600 DEPUTY lin

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RECORDED AT THE REQUEST OF
LAND TITLE & ESCROW

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

**TOWNSHIP 14 SOUTH, RANGE 27 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO****Section 7:****SE $\frac{1}{4}$ and S $\frac{1}{2}$ NE $\frac{1}{4}$, LESS the following described parcel of land located
in the SE $\frac{1}{4}$ NE $\frac{1}{4}$;****Beginning at the Northeast corner of said Section 7; thence West in a
straight line 28.38 feet to a reference point (Brass Cap); thence
South 05°55' West for a distance of 1388.10 feet to the Point of
Beginning of said property;****Thence South 89°41' ^{West} East 160.0 feet;****Thence South 0°15' West 100 feet;****Thence North 89°41' ^{East} West for a distance of 160 feet;****Thence North 0°15' East to the Point of Beginning.****TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.****SUBJECT TO:****All reservations in patents or deeds in the chain of title.****Financing Statement between Peter J. Grush, as Debtor #1 and Sylvia T. Grush, as Debtor #2 and Northwest Farm Credit Services, ACA, as Secured Party, recorded February 19, 1997 as Instrument No. 247500 on Film No. 284, records of Cassia County, Idaho. ASSIGNED to Northwest Farm Credit Services, PCA, by instrument recorded February 9, 2000 as Instrument No. 267304, records of Cassia County, Idaho.****Taxes for 2003 and subsequent years, a lien, but not yet due or payable.****Right Of Way Deed between John O. Smith and Flossie Smith, his wife, party of the first part and Raft River Highway District, a quasi municipal corporation, party of the second part, dated June 29, 1940 and recorded June 19, 1964 as Instrument No. 19189 on Film No. 28, records of Cassia County, Idaho.****Right Of Way Deed between Malta Land & Irrigation Co., party of the first part and the Raft River Highway District, a quasi municipal corporation, party of the second part, dated July 3, 1940 and recorded June 19, 1964 as Instrument No. 19190 on Film No. 28, records of Cassia County, Idaho.**

Effects of Agreement For Purchase Of Power between Raft River Rural Electric Cooperative, Inc, Seller and J. D. Hutchison, Consumer, dated April 1, 1969 and recorded July 26, 1977 as Instrument No. 100492 on Film No. 110, records of Cassia County, Idaho, covering the S½ of Section 7, Township 14 South, Range 27 East of the Boise Meridian.

Effects of Agreement For Electric Service between Raft River Rural Electric Cooperative, Inc., and Idaho rural electric Cooperative of Malta, Seller and J.D. Hutchison and Joyce Hutchison, Consumer, dated November 16, 2000 and recorded December 4, 2000 as Instrument No. 272388, records of Cassia County, Idaho, covering the SW¼SE¼ of Section 7, Township 14 South, Range 27 East of the Boise Meridian.

Effects of Agreement For Electric Service between Raft River Electric Cooperative, Inc., an Idaho rural electric Cooperative of Malta, Seller and J.D. Hutchison and Joyce Hutchison, Consumer, dated November 16, 2000 and recorded December 4, 2000 as Instrument No. 272389, records of Cassia County, Idaho, covering the SW¼SE¼ of Section 7, Township 14 South, Range 27 East of the Boise Meridian.

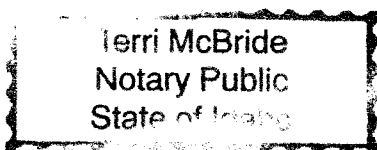
TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: March 10, 2003

Joyce B. Hutchison
JOYCE B. HUTCHISON

STATE OF IDAHO)
COUNTY OF CASSIA) ss.

On this 11th day of March, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared JOYCE B. HUTCHISON and , known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



Terri McBride
Notary Public
Residing at: Super 5-08
My Commission expires: 5-5-08

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LAND TITLE & ESCROW
2004 MAR 25 PM 1 18

CASSIA COUNTY, IDAHO
LARRY A. MICKELSEN
RECORDER
FEE 6.00 DEPUTY PLM

294684