## WARRANTY DEED

FOR VALUE RECEIVED, JESS R. TAYLOR and DOROTHY M. TAYLOR, husband and wife, the GRANTORS, do hereby Grant, Bargain, Sell and Convey unto the REGENTS OF THE UNIVERSITY OF IDAHO, a body corporate, of the State of Idaho, the GRANTEE, the following described premises in Valley County, Idaho, to-wit:

H. E. Survey No. 809, embracing a portion of, approximately, Sections 2 and 3 in Township 20 North, Range 13 East, Boise Meridian, more particularly bounded and described as follows:

Beginning at corner No. 1, from which the East quarter corner of Section 1 in said Township and Range bear South 89°52'28" East 155.03 chains distant; thence South 7807' West 22.34 chains to corner No. 2; thence South 28043' West 9.76 chains to corner No. 3; thence North 22043' West 11.39 chains to corner No. 4; thence North 84023' West 17.16 chains to corner No. 5; thence North 53°51' West 15.21 chains to corner No. 6; thence South 40°44' West 21.70 chains to Corner No. 7; thence North 19016' East 22.37 chains to corner No. 8; thence South 81°38' East 64.54 chains to corner No. 9; thence South 45°21' East 4.68 chains to corner No. 1, the place of beginning, containing sixty-four (64) acres and eighty-four hundredths (84/100ths) of an acre, according to the Official Plat of the survey of the said land returned to the General Land Office by the Surveyor-General.

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TOGETHER with all water and water rights, ditches and ditch rights-of-way used in connection with said premises for domestic and irrigation purposes and any and all permits therefor heretofore issued by the Department of Reclamation of the State of Idaho and now owned by Grantors.

SUBJECT TO a right of way and easement to the United States of America dated March 5, 1958, recorded in Book 10 of Miscellaneous, page 164, records of Valley County, Idaho, and a trail right of way and easement to the United States of America, dated July 23, 1965, recorded in Book 38 of Deeds, page 137, records of Valley County, Idaho.

SUBJECT TO the rights of the Grantors reserved by them as continuing conditions in the Option heretofore given to Grantee by Grantors, which Option is recorded in Book 12 of Miscellaneous at page 156, records of the County Recorder of Valley County, Idaho. TO HAVE AND TO HOLD the said premises, together with all and singular the tenements, hereditaments and appurtenances threunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said Grantors, unto the Grantee, its successors and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees that they are the owners in fee simple of said premises; that they are free from all encumbrances, except those listed above, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: February 25, 1969.

Januthy M. Taylor

STATE OF IDAHO )
) ss.
County of Ada )

On this 25th day of February, 1969, before me, the undersigned, a notary public in and for said State, personally appeared JESS R. TAYLOR and DOROTHY M. TAYLOR, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

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 for Idaho
Residing at Boise, Idaho

SUBMITTED AND PLATITED
JAMES P. NISULA, ASSESSOR
BY JALLEY COUNTY, IDAHO
VALLEY COUNTY, IDAHO