

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  $89^{\circ}52'28''$  East 155.03 chains distant; thence South  $78^{\circ}07'$  West 22.34 chains to corner No. 2; thence South  $28^{\circ}43'$  West 9.76 chains to corner No. 3; thence North  $22^{\circ}43'$  West 11.39 chains to corner No. 4; thence North  $84^{\circ}23'$  West 17.16 chains to corner No. 5; thence North  $53^{\circ}51'$  West 15.21 chains to corner No. 6; thence South  $40^{\circ}44'$  West 21.70 chains to Corner No. 7; thence North  $19^{\circ}16'$  East 22.37 chains to corner No. 8; thence South  $81^{\circ}38'$  East 64.54 chains to corner No. 9; thence South  $45^{\circ}21'$  East 4.68 chains to corner No. 1, the place of beginning, containing sixty-four (64) acres and eighty-four hundredths ( $84/100$ ths) 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.

\* 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.

