

INSTRUMENT NO. 9222394

PC05875

WARRANTY DEED

FOR VALUE RECEIVED Harold Elerick and Cheryl Elerick, husband and wife

the Grantors, do hereby grant, bargain, sell and convey unto Wesley M. Troutd and Viola R. Troutd, husband and wife

the Grantees, whose address is 1320 Bonneville, Nampa, ID 83651

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (1) page.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs 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 said premises are free from all encumbrances; except for general taxes and assessments for the year 1992 and subsequent years, covenants, conditions, restrictions and easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: September 30, 1992

Harold Elerick
Harold Elerick

Cheryl Elerick
Cheryl Elerick

STATE OF IDAHO

COUNTY OF CANYON

On this 1st day of October in the year 1992, before me, a Notary Public, personally appeared Harold Elerick & Cheryl Elerick 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.

John A. Mills
Notary Public
Residing at Middleton
My commission expires 8-10-93
NOTARY PUBLIC
STATE OF IDAHO

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH

423 SOUTH KIMBALL

Exhibit "A"

This parcel is a portion of Lot 3, PORTNER SUBDIVISION, Canyon County, Idaho, according to the plat filed in Book 4 of Plats, Page 45, records of said County, lying in the Southeast Quarter of the Northwest Quarter of Section 7, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and a portion of the Southwest Quarter of the Northeast Quarter of said Section 7, and is more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter of the Northwest Quarter; thence

North 0° 54' 56" East along the East boundary of said Southeast Quarter of the Northwest Quarter a distance of 661.85 feet to the Southeast corner of said Lot 3, which point is the TRUE POINT OF BEGINNING; thence

North 89° 00' 49" West a distance of 620.42 feet to a point which lies on a line 15.00 feet Easterly from and parallel with the West boundary of said Lot 3; thence

North 0° 45' 00" East along said parallel line a distance of 149.00 feet; thence

South 89° 34' 03" East parallel with the South boundary of said Lot 3 a distance of 585.83 feet to a point in the approximate centerline of an existing irrigation drain ditch; thence

South 34° 50' 00" East along said centerline a distance of 129.67 feet; thence

South 43° 44' 58" West a distance of 59.89 feet to a point on the East boundary of said Lot 3; thence

South 0° 54' 56" West along said East boundary a distance of 5.55 feet to the TRUE POINT OF BEGINNING.

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RECORDED

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NEU JERR

CANYON CNT RECORDER

BY

U. Chase

REQUEST

PIONEER - CALDWELL

TYPE

D. Reed FEE 6 00