

# WARRANTY DEED

For Value Received CHESTER R. MATEER and MARY JANE MATEER,

husband and wife,

the grantors, do hereby grant, bargain, sell and convey unto GENE F. COLE and

JUDITH L. COLE, husband and wife, of 3718 Collister Drive, Boise, Idaho,

the grantees, the following described premises, to-wit:

Land situate in the County of Gem, State of Idaho, to-wit:

This parcel is situated in the SW $\frac{1}{4}$  of Section 9, NW $\frac{1}{4}$  of S $\frac{1}{2}$ , T $7$  North, Range 3 West of the Boise Meridian, and is more particularly described as follows;

Beginning at the W  $\frac{1}{16}$  corner of said SW $\frac{1}{4}$ ;

Thence East along said  $\frac{1}{16}$  line, following center line of road, a distance of 654.00 feet;

Thence S  $6^{\circ} 05' 50''$  W a distance of 789.18 feet;

Thence S  $24^{\circ} 40' 41''$  W a distance of 667.33 feet to a point of high water of the Payette River;

Thence N  $53^{\circ} 10' 19''$  W along said high water line a distance of 364.24 feet to a point on the West line of said SW $\frac{1}{4}$ ;

Thence North along said West line a distance of 1172.77 feet, to the said W  $\frac{1}{16}$  corner which is the TRUE POINT OF BEGINNING;

Grantor expressly reserve to themselves, their heirs, their executors, administrators, personal representatives and assigns a perpetual easement as follows:

For the nonexclusive right to install, repair, maintain, alter and operate an underground irrigation supply line under a strip of land not to exceed 10 feet in width along the northerly boundary line of the conveyed premises, which 10 feet strip shall lie immediately south of, and adjacent to, the southerly right-of-way (continued on exhibit A, attached hereto).  
HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee's heirs and assigns forever. And the said Grantors do hereby covenant to and with said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all incumbrances

that they will warrant and defend the same from all lawful claims whatsoever.

*Chester R. Mateer*

*Mary Jane Mateer*

*Gene F. Cole*  
*Judith L. Cole*

# 140834



Beginning at the W 1/16 corner of said SW 1/4;

Thence East along said 1/16 line, following center line of road, a distance of 654.00 feet;

Thence S 6° 05' 50" W a distance of 789.18 feet;

Thence S 24° 40' 41" W a distance of 667.33 feet to a point of high water of the Payette River;

Thence N 53° 10' 19" W along said high water line a distance of 364.24 feet to a point on the West line of said SW 1/4;

Thence North along said West line a distance of 1172.77 feet, to the said W 1/16 corner which is the TRUE POINT OF BEGINNING;

Grantor expressly reserve to themselves, their heirs, their executors, administrators, personal representatives and assigns a perpetual easement as follows:

For the nonexclusive right to install, repair, maintain, alter and operate an underground irrigation supply line under a strip of land not to exceed 10 feet in width along the northerly boundary line of the conveyed premises, which 10 feet strip shall lie immediately south of, and adjacent to, the southerly right-of-

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee S. (continued on exhibit "A" attached hereto) heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee S, that they are the owners in fee simple of said premises; that said premises are free from all incumbrances

that they will warrant and defend the same from all lawful claims whatsoever.  
witness my hand and seal this 19th day of May, 1982.

*Chester R. Mateer*

*Mary Jane Mateer*

I, OF IDAHO, COUNTY OF  
this                      day of                      1982,  
do hereby certify that I am, a notary public in and for said State, personally  
known to me, and that the said Chester R. Mateer and Mary  
Jane Mateer, husband and wife,

to me to be the persons whose names  
are subscribed to the within instrument, and acknowledged to  
me that they executed the same.

*James C. [Signature]*  
Notary Public

My commission expires                      at                      New Plymouth                      Idaho

STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record at  
the request of

at                      minutes past                      o'clock                      m.  
this                      day of                      19                      , in my office, and duly recorded in Book  
of Deeds at page

Ex-Officio Recorder

By                      Fees \$                      Mail to                      Deputy

Printed and For Sale By State Bank Company, Boise

*BYC*  
*jc*



MATEER-COLE WARRANTY DEED

EXHIBIT "A"

way line of the County road, which county road center line constitutes the northern boundary of the conveyed premises, all located in the County of Gem, State of Idaho.

All ditch and road rights of way.

Right of way for Ditches, Tunnels and Telephone and Transmission lines constructed by authority of the United States as granted to the United States under provisions of Section 58-604, Idaho Code 1947.

As Easement over said land in favor of Idaho-Oregon Light & Power Company for power lines and incidental purposes as set forth in an instrument recorded December 14, 1908, in Book 2 of Miscellaneous Records at Page 111, Official Records. (Blanket easement)

An Easement over said land in favor of Idaho Power Company for power line and incidental purposes as set forth in an instrument recorded February 28, 1946, in Book 30 of Deeds at Page 116, Official Records. (Blanket easement)

A right-of-way for road along the northeasterly boundary of the herein described property.

A community oil and gas lease dated February 3, 1973, executed by CHESTER R. MATEER and MARY JANE MATEER, husband and wife, lessor, and by C. S. MCGHEE, as Lessee, recorded April 17, 1973, as Instrument No. 107681, Official Records, to which records reference is made for full particulars. Grantor hereby assigns all right, title and interest in said lease to Grantee.

NOTE: The lessee's interest to said Oil and Gas Lease has been assigned to Amoco Productions Company, and by assignment recorded July 16, 1973, as Instrument No. 108393, Official Records, reference being hereby made to the record thereof for full particulars.

Gene F. Cole  
Judith Cole