

D-35863

7704272

WARRANTY DEED

FOR VALUE RECEIVED, JOHN R. COMPTON and IRIS M. COMPTON,
husband and wife,

the Grantors, do hereby grant, bargain, sell and convey unto

ROBERT A. BUCHWITZ and LORRAINE E. BUCHWITZ, husband and wife,
the Grantees, whose address is 316 E. 42nd Street, Boise, Idaho, 83704,
the following described premises, to-wit:

All of Lots 16 and 17 in Block 5 of FAIRVIEW ACRES SUBDIVISION NO. 1,
according to the plat thereof filed in Book 10 of Plats at page 532,
records of Ada County, Idaho, SAVE AND EXCEPT the following described
portions thereof:

Commencing at the Northerly corner of Lot 17, thence South 45°17'04"
East 40 feet; thence South 44°42'56" West 200 feet; thence North
45°17'04" West 40 feet; thence North 44°42'56" East 200 feet to the
real point of beginning. (Containing .184 acres, more or less.)

ALSO SAVE AND EXCEPT the following described portion thereof:

Commencing at the most easterly corner of Lot 17 in Block 5; thence
South 44°16' West along East 41st Street a distance of 200 feet to the
lot corner common to Lots 15 and 16 of said Block 5; thence North
45°44' West along the lot line common to Lots 15 and 16 a distance of
100 feet to a point; thence North 44°16' East a distance of 200 feet
to a point on the Northeasterly lot line of Lot 17; thence South
45°44' East a distance of 100 feet along said lot line to the real
point of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the Grantee s ,
their heirs and assigns forever. And the said Grantor s do hereby covenant to
and with the said Grantee s , that the y are the owner s in fee simple of said premises; that
said premises are free from all encumbrances easements in use or of record,

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

Dated: January 27th, 1977.

John R. Compton
Iris M. Compton

STATE OF IDAHO, COUNTY OF ADA

On this 27th day of January, 19 77,
before me, a notary public in and for said State, personally
appeared

JOHN R. COMPTON and IRIS M.
COMPTON, husband and wife,

known to me to be the person s who se name s are
subscribed to the within instrument, and acknowledged to
me that they executed the same.

Residing at Boise, Idaho
Comm. Expires April 7, 1978

[Signature]
Notary Public

MAIL TAX NOTICE TO:

Name _____

Address _____

City & State _____ Zip _____

MAIL DEED TO:

Robert A. Buchwitz

316 E. 42nd Street

Boise, Idaho 83704

Ada County, Idaho, ss.

Request of

PIONEER TITLE CO.

TIME 8:55^{PM}

DATE 1-31-77

CLARENCE A. PLANTING

RECORDER

[Signature]

Fee \$1.00

Capitol Title Company
BOISE, IDAHO



9244941

A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY

ADA COUNTY, ID. FOR
J. DAVID NAYARRO
RECORDER BY *[Signature]*
600

888 North Cole Road / Boise, Idaho 83704 / Telephone (208) 377-1136

143100540

P113579NW/cv

WARRANTY DEED (INDIVIDUAL)

FOR VALUE RECEIVED ROBERT A. BUCHWITZ AND LORRAINE E. BUCHWITZ, HUSBAND AND WIFE

Grantor s , do hereby grant, bargain, sell and convey unto ROGER MICHENER AND BARBARA MICHENER, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND RONALD D. STEPHENSON, AN UNMARRIED MAN, AS TO AN UNDIVIDED ONE-HALF INTEREST the Grantee s , whose current address is: 1111 SO. ORCHARD ST., SUITE 200, BOISE, ID 83705 the following described real property in ADA County, State of Idaho, more particularly described as follows, to-wit:

A PORTION OF LOTS 16 AND 17 IN BLOCK 5 OF FAIRVIEW-ACRES SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 10 OF PLATS AT PAGES 532, RECORDS OF ADA COUNTY, IDAHO, AS MORE PARTICULARLY DESCRIBED UPON "EXHIBIT A" ATTACHED HERETO, WHICH SAID "EXHIBIT A" IS BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee s , and Grantee s heirs and assigns forever. And the said Grantor s do hereby covenant to and with the said Grantees , the Grantors are the owner s in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee s ; and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (includes irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantors will warrant and defend the same from all lawful claims whatsoever.

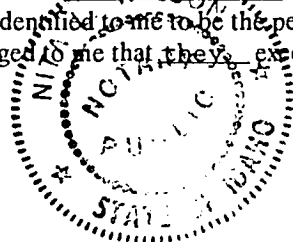
Dated: July 07, 1992

[Signature of Robert A. Buchwitz]
ROBERT A. BUCHWITZ

[Signature of Lorraine E. Buchwitz]
LORRAINE E. BUCHWITZ

STATE OF IDAHO _____, County of ADA _____, ss.

On this 07 day of July _____, in the year of 1992 _____, before me _____, a notary public, personally appeared ROBERT A. BUCHWITZ AND LORRAINE E. BUCHWITZ _____, known or identified to me to be the persons whose name s _____ are _____ subscribed to the within instrument, and acknowledged to me that they executed the same.



Notary Public: *[Signature of Nita L. Wilson]*
Residing at: BOISE IDAHO
My Commission Expires: 8/14/93

EXHIBIT A

ALL OF LOTS 16 AND 17, IN BLOCK 5 OF FAIRVIEW ACRES SUBDIVISION NO. 1 ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO, SAVE AND EXCEPT THE FOLLOWING DESCRIBED PORTIONS THEREOF:

COMMENCING AT THE NORTHERLY CORNER OF LOT 17, THENCE
SOUTH 45 17' 04" EAST 40 FEET, THENCE
SOUTH 44 42' 56" WEST 200 FEET, THENCE
NORTH 45 17' 04" WEST 40 FEET, THENCE
NORTH 44 42' 56" EAST 200 FEET TO THE REAL POINT OF BEGINNING,
ALSO SAVE AND EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 17 IN BLOCK 5, THENCE
SOUTH 44 16' WEST ALONG EAST 41ST STREET A DISTANCE OF 200 FEET TO THE LOT CORNER
COMMON TO LOTS 15 AND 16, OF SAID BLOCK 5, THENCE
NORTH 45 44' WEST ALONG THE LOT LINE COMMON TO LOTS 15 AND 16 A DISTANCE OF 100 FEET TO
A POINT, THENCE
NORTH 44 16' EAST A DISTANCE OF 200 FEET TO A POINT ON THE NORTHEASTERLY LOT LINE OF
LOT 17, THENCE
SOUTH 45 44' EAST A DISTANCE OF 100 FEET ALONG SAID LOT LINE TO THE REAL POINT OF
BEGINNING.

AND ALSO EXCEPTING THAT PORTION OF SUBJECT PREMISES CONVEYED TO THE ADA COUNTY
HIGHWAY DISTRICT BY RIGHT OF WAY DEED DATED APRIL 3, 1985, RECORDED APRIL 8, 1985, AS
INSTRUMENT NO. 8518305.

END OF LEGAL DESCRIPTION

32

ADA COUNTY RECORDER
DAVID NAVARRO

RECORDED - REQUEST OF

FEE 12- DEPUTY *Mc*

102122778

Project Name: Adams Street

Project No.: 52180.0

R/W Parcel No.: 114

Township/Range/Section: T3N R2E Section 5

2002 OCT 24 PM 12:34

FIRST AMERICAN

FA 138001

(Reserved for Ada County Recorder)

WARRANTY DEED

THIS INDENTURE, made this 22nd day of August, 2002, between Roger Michener and Barbara Michener, husband and wife, as to an undivided one-half interest; and Ronald D. Stephenson, an unmarried man, as to an undivided one-half interest, the "GRANTOR", and ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho, the "GRANTEE";

WITNESSETH:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").


Subject to those exceptions to GRANTOR's title as are set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

SUBJECT TO those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

Ada County Highway District
318 East 37th Street
Garden, Idaho 83714-6499


Roger Michener

Barbara Michener

Barbara Michener

 Ronald D. Stephenson

On this 21st day of August, 2002, before me, Becky M. Baker, a Notary Public in and for the State of Idaho, personally appeared Roger Michener, Barbara Michener, and Ronald D. Stephenson, known or proved to me to be the persons who executed the foregoing instrument, and acknowledged to me that they executed the same.

A circular seal with a scalloped outer edge. The text "BECKY M. BAKER" is curved along the top inner edge, and "STATE OF IDAHO" is curved along the bottom inner edge. In the center, the word "ROTARY" is above a horizontal line with a small circle in the middle, and the word "PUBLIC" is below it. Two small stars are positioned on the left and right sides of the central text.

Becky M Baker
Notary Public for Idaho
Residing at Star, Idaho
My commission expires 7-31-2008

ACHD No. 52180.0
Ada County Highway District
Adams Street, Glenwood to
Veterans Parkway

Parcel No. 114
Roger Michener & Barbara
Michener, husband and wife; and
Ronald D. Stephenson
Required 0.013 Acres

Exhibit "A"

Description for Fee Title

Parcel 114

A parcel of land ~~for public right-of-way~~ coincident with the Southwesterly right-of-way of Adams Street, said parcel being a portion of the Northeast Quarter of the Northwest Quarter (NE 1/4, NW 1/4) of Section 5, Township 3 North, Range 2 East, Boise Meridian, Ada county, Idaho, said parcel also being a portion of Lots 16 and 17, in Block 5 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page 532, Records of Ada County, Idaho, and more particularly described as follows:

Commencing at a found iron monument representing the centerline of Adams Street at the intersection of East 41st Street; thence along the centerline of Adams Street North 45°44'00" West, 125.00 feet, to a point; thence leaving said centerline line, South 44°16'00" West, 30.00 feet, to a point on the Southwesterly right-of-way line of Adams Street, said point also being 30.00 feet right of Adams Street Project Centerline Station 113+39.64, and the POINT OF BEGINNING,

thence leaving said Southwesterly right-of-way line of Adams Street, South 44°16'00" West, 3.00 feet;

thence North 45°44'00" West, 136.35 feet;

thence South 89°16'00" West, 33.43 feet, to a point on the Southeasterly right-of-way line of Veterans Parkway;

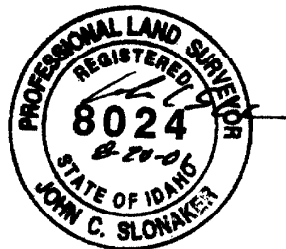
thence continuing along said right-of-way line, North 44°16'00" East, 6.64 feet;

thence leaving said right-of-way line, North 89°16'00" East, 28.28 feet, to a point on the Southwesterly right-of-way line of Adams Street;

thence South 45°44'00" East, 139.99 feet, to the POINT OF BEGINNING.

Containing 559 square feet or 0.013 acres, more or less.

Prepared by CH2M HILL, July 2001
PLS 8024
152729.D1.42



**Exceptions to Title
Parcel 114**

1. General Taxes for the year 2002, which are liens, are not yet due and payable.
2. Easements, reservations, restrictions and dedications, if any, as shown on the official plat of said Subdivision.
3. Reservations contained in Warranty Deed, recorded April 5, 1957, as Instrument No. 408623, Official Records.