

W# 9133

# WARRANTY DEED

## FOR VALUE RECEIVED:

**Richard A. Porter & Shari K. Porter, husband & wife**

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto: **Reflection Lane HomeOwners's Association**

GRANTEES(s), whose current address is: 8801 Reflection Ln. Middleton, Id. 83644  
the following described real property in **Canyon** County, State of Idaho,  
more particularly described as follows, to wit:

**See attached Exhibit "A"**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/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, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Date: **10/29/02**

Richard A. Porter  
Richard A. Porter

Shari K. Porter  
Shari K. Porter

State of Idaho, County of Canyon, ss.

On this 4<sup>th</sup> day of NOV in the year of 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard A. Porter & Shari K. Porter known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Alan D. Mills  
Notary Public  
Residing at: Middleton  
My Commission Expires: AUG. 30, 2005

ALAN D. MILLS  
Notary Public  
State of Idaho

Skinner Land  
Survey Co. Inc.

2512 South Georgia  
Caldwell, ID 83605  
(208) 454-0933  
Fax (208) 454-9492

Greg L. Skinner, PLS



Exhibit "A"

February 1, 2001

Description for  
Rich Porter  
Job No. MY0600

60.00-foot Ingress-egress, Utility  
& Irrigation Easement

This easement is a portion of Lots 38-42 of the Amended Plat of Lemp Park Urban Tracts on file in Book 4, Page 32, Office of the Recorder, Canyon County, Idaho, situated in the W  $\frac{1}{2}$  NW  $\frac{1}{4}$  of Section 10, Township 4 North, Range 2 West of the Boise Meridian and is more particularly described as follows:

COMMENCING at the southwest corner of said W  $\frac{1}{2}$  NW  $\frac{1}{4}$ ;

thence North 0° 56' 41" East along the west boundary of said W  $\frac{1}{2}$  NW  $\frac{1}{4}$  a distance of 258.62 feet;

thence South 88° 17' 45" East a distance of 40.01 feet to the **TRUE POINT OF BEGINNING**;

thence North 0° 56' 41" East parallel with the west boundary of said W  $\frac{1}{2}$  NW  $\frac{1}{4}$  a distance of 60.01 feet;

thence South 88° 17' 45" East a distance of 882.92 feet;

thence along a curve to the left having a central angle of 75° 31' 21", a radius of 20.00 feet, an arc length of 26.36 feet, and a long chord which bears North 53° 56' 35" East a distance of 24.50 feet;

thence along a curve to the right having a central angle of 165° 31' 21", a radius of 60.00 feet, an arc length of 173.34 feet, and a long chord which bears South 81° 03' 25" East a distance of 119.04 feet;

thence South 88° 18' 15" East a distance of 30.00 feet;

thence South 0° 54' 39" West a distance of 60.01 feet;

thence North 88° 17' 45" West a distance of 1050.42 feet to the **TRUE POINT OF BEGINNING**.