

# CORPORATION WARRANTY DEED

THIS INDENTURE, made this April 15, 2002,  
BETWEEN

**NATURAL PROPERTIES, INC.**

a corporation duly organized and existing under the laws of the State of Idaho, and having its principal office  
in TEQUESTA, in the State of FL., 33469

party of the first part, and

**CANYON ESTATES PROPERTY OWNERS ASSOCIATION INC. ,**  
Of 24 COUNTRY CLUB CIRCLE, TEQUESTA, State of FL., 33469

party of the second part.

WITNESSETH: That the said party of the first part, having been hereunto duly authorized by resolution of its Board of Directors at a meeting duly and regularly called for and in consideration the sum of Ten dollars and other valuable consideration does hereby grant, bargain, sell convey and confirm unto said party of the second part to its assigns and heirs forever all the following tracts of land in the County of , State of IDAHO, to-wit:

See Attached Exhibit "A"

SUBJECT TO TERMS AND RESERVATIONS AS DESCRIBED AND ATTACHED  
HERETO AS EXHIBIT "A".

TOGETHER with all singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the rents, issues and profits thereof, and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said party of the first part.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises together with the appurtenances and privileges thereunto incident unto the said party of the second part, its assigns and heirs forever, and the said party of the first part and its successors, the said premises in the quiet and peaceable possession of the said party of the second part, its heirs and assigns against the said party of the first part, and its successors, and against all and every person and persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed and its corporate name hereunto subscribed, and its corporate seal to be hereunto affixed by its president and secretary, the day and year first above written.

NATURAL PROPERTIES, INC., A Corporation

BY:   
DOUGLAS A. JOHNSON, President

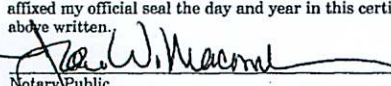
STATE OF FLORIDA, COUNTY OF Palm Beach

On this 26<sup>th</sup> day of April, 2002, before me a Notary Public, in and for said State, personally appeared,

**DOUGLAS A. JOHNSON**

known to me to be the President of the Corporation that executed the foregoing instrument and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public  
Residing at:  
My Commission Expires:



Diane W. Macomber  
MY COMMISSION # DD003702 EXPIRES  
March 4, 2005  
BONDED THRU TROY FARM INSURANCE, INC.

2002 MAY 29 AM 10 47  
C. J. Johnson  
DEPUTY FEE

BEAR LAKE COUNTY RECORDER  
JOAN P. EBORN

181729



**EXHIBIT A****PARCEL 1: CANYON ESTATES TANK SITE**

Water Tank Site, being 100 feet by 100 feet in Section 15, Township 16 South, Range 43 East of the Boise Meridian, in Lots 3 and 4 of Block 1 of CANYON ESTATES 1ST ADDITION as shown on the plat thereof in the Bear Lake County Recorder's Office and described as follows:

Commencing at the Northwest Corner of said Section 15; thence South 0°08'16" East along the West boundary of said CANYON ESTATES 1ST ADDITION, a distance of 299.38 feet; thence continuing along said West boundary South 0°08'45" East, a distance of 815.96 feet, to the Southwest Corner of Lot 5, Block 1 of said CANYON ESTATES 1ST ADDITION; thence North 89°39'27" East, along the South lines of Lots 5 and 4 of said 1st Addition, a distance of 681.43 feet to the Southeast Corner of said Lot 4; thence North 7°42'24" East along the East line of said Lot 4, a distance of 486.46 feet to the TRUE POINT OF BEGINNING; thence South 82°17'36" East 57.00 feet; thence North 7°42'24" East 100.00 feet; thence North 82°17'36" West 100.00 feet; thence South 7°42'24" West 100.00 feet; thence South 82°17'36" East 43.00 feet to the True Point of Beginning

ALSO: An easement for ingress and egress and utility purposes 30 feet in width, being 15 feet on each side of the following described centerline:

Beginning at a point on the Easterly side of the above described tank site, from which the Southeast Corner of said site bears South 7°42'24" West 52.92 feet; thence South 85°13'54" East 256.20 feet to the Westerly right-of-way of Canyon Estates Drive.

**PARCEL 2: CANYON ESTATES WELL AND WELL HOUSE SITE**


Well and Well House Site in Lot 2 of Block 1 of CANYON ESTATES 1ST ADDITION and in Section 15, Township 16 South, Range 43 East of the Boise Meridian and shown on the plat of said CANYON ESTATES 1ST ADDITION recorded under Instrument Number 176480 in the Bear Lake County Recorder's Office and described as follows:

Commencing at the Northwest Corner of said Section 15; thence South 0°08'16" East along the West boundary of said CANYON ESTATES 1ST ADDITION, a distance of 299.38 feet; thence continuing along said West boundary South 0°08'45" East a distance of 815.96 feet to the Southwest Corner of Lot 5, Block 1 of said CANYON ESTATES 1ST ADDITION; thence North 89°39'27" East along the South lines of Lots 5, 4 and 3, Block 1 of said CANYON ESTATES 1ST ADDITION, a distance of 1065.25 feet to the Southeast Corner of said Lot 3; thence North 0°47'57" East along the West line of said Lot 2, Block 1, a distance of 99.24 feet to the TRUE POINT OF BEGINNING; thence North 0°47'57" East along said West line 388.51 feet to the most Northerly Corner of said Lot 2; thence Southeasterly along the Westerly right-of-way of Canyon Estates Drive, from a tangent that bears South 23°05'50" East along a curve to the left, having a radius of 1030.00 feet through a central angle of 5°50'21" for an arc length of 104.97 feet, having a cord bearing of South 26°00'60" East for a cord length of 104.92 feet; thence continuing along said right-of-way along a curve to the left, having a radius of 330.00 feet through a central angle of 24°12'17" for an arc length of 139.41 feet, having a cord bearing of South 41°02'21" East for a cord length of 138.37 feet; thence South 36°51'29" West 237.22 feet to the True Point of Beginning.

**SUBJECT TO THE FOLLOWING RESERVATIONS CONTINUED TO BE HELD BY NATURAL PROPERTIES, INC.:**

Natural Properties, Inc. (hereinafter "Grantor"), the developer of the above described Canyon Estates Water System (hereinafter "Water System"), has developed the water system to higher standards than required to serve the present 33 lots in the Canyon Estates Development, anticipating the possibility that future additional hookups and/or the possibility of joining additional water systems in order to form a water company. Therefore, Grantor, expressly reserves the right to receive any and all proceeds paid to Canyon Estates Property Owners Association (hereinafter "Canyon Estates"), or its successors in interest, by any third party for the express right to hook into the Water System.

IT IS FURTHER RESERVED by Grantor that should Canyon Estates, or its successors in interest, unreasonably deny third parties from hooking onto or joining with the water system being transferred above, Grantor may cause the above described water system to revert back to the ownership of Grantor unless Grantor receives funds from Canyon Estates, or its successors in interest, which equal the fair market value of the hookup fees and/or joining fees which Canyon Estates, or its successors in interest, could have received for Grantor's benefit had Canyon Estates not unreasonably denied to said third parties' request.



**WITHOUT LIMITING THE ABOVE:**

- (1) Should Canyon Estates, or its successors in interest, find it to be in its best interest to join onto a water company with the developers of the parcel of lands presently owned by C. Howard Johnson and Eldon and Alton Kearn, Grantor shall be paid the sum of \$100,000.00 together with 5% per annum interest thereon from January 1, 2002 until paid.
- (2) Should Canyon Estates, or its successors in interest, allow any single water share and/or single household hookup outside of what is known as the Canyon Estates Development as of the date of this agreement, Grantor shall receive \$15,000.00 together with interest thereon at the rate of 5% per annum from January 1, 2002, until paid.

**FINALLY**, Grantor reserves the right to an unlimited access at all reasonable time to the well house area, and the tank area included in the above described Water System.

A handwritten signature in dark ink, appearing to be 'JH' or similar, with a large, sweeping flourish underneath.