Doc. 48

Received 6/3/2021

Instrument # 984396
Bonner County, Sandpoint, Idaho
06/03/2021 10:54:48 AM No. of Pages: 270
Recorded for: BOCC
Michael W. Rosedale Fee: $0.00
Ex-Officio Recorder Deputy
Index to: MISC

West Pend Oreille Fire District

Annexation 2021

Re-recording to Correct Legal Description

STATE OF IDAHO

County of Bonner

I, Michael W. Rosedale, Clerk of the Board of County Commissioners in and for the county of Bonner and State of Idaho, do hereby certify that the foregoing instrument is a true and correct copy of the original thereof now on file in this office. Witness my hand and seal,

The 3RD day of June, 2021.

BONNER COUNTY CLERK

By Jesse Webster Deputy

Instrument # 979100
Bonner County, Sandpoint, Idaho
03/23/2021 02:17:47 PM No. of Pages: 268
Recorded for: BOCC
Michael W Rosedale Fee: $0.00
Ex-Officio Recorder Deputy
Index to: MISC

MEMORANDUM OF ANNEXATION FOR WEST PEND OREILLE FIRE

Bonner County Commissioners
1500 Hwy 2, Ste. 308 • Sandpoint, ID 83864 • Phone: (208) 265-1438

March 23, 2021

Memorandum

To: Commissioners

Re: West Pend Oreille Fire District – Annexation

Commissioners,

A Petition for Annexation was filed with the West Pend Oreille Fire District requesting 62 parcels of real property be annexed into the West Pend Oreille Fire District. The properties are located entirely within Bonner County, and contiguous to or within the West Pend Oreille Fire District.

The Fire District met the requirements of IC 34-1411 and held a public hearing on February 2, 2021. It was determined that it would be in the best interest of the property owners and the Fire District to annex the property and the Fire Commissioners issued an Order approving the Petition.

Pursuant to Idaho Code 31-1411, the West Pend Oreille Fire District is required to submit their Order to the County Commissioners. The Bonner County Commissioner shall thereupon enter an Order of Annexation so as to include the annexed property on the tax rolls.

Attached for your consideration is an Order of Annexation to the West Pend Oreille Fire District.

Legal Review:_____

Distribution: Record Original Order, Recorded Certified Copy to State Tax Commission and Assessor
West Pend Oreille Fire District attn: Judy Kokanos PO Box 1267 Priest River, ID 83856
Copy to BOCC File

A suggested motion would be: **Mr. Chairman based on the information before us I move to approve the Order of Annexation of 62 parcels of property located in Bonner County, Idaho into the West Pend Oreille Fire District.**

Recommendation Acceptance: ☒ yes ☐ no _____ Date: 3/23/21
Commissioner Dan McDonald, Chairman

ORDER OF ANNEXATION

WEST PEND OREILLE FIRE DISTRICT

WHEREAS, Idaho Code 31-1429 states that any area embraced within the limits of any city may, with the consent of the governing boards of such city and the respective fire protection district, expressed by ordinance or resolution, be included within the limits of a fire protection district, when formed, or be subsequently annexed thereto; and

WHEREAS, Bonner County has received a Resolution and Order from the West Pend Oreille Fire District approving the annexation of 62 parcels of property into the West Pend Oreille Fire District; and

WHEREAS, on February 2, 2021, the Board of Fire Commissioners of the West Pend Oreille Fire District published notice of public hearing regarding this annexation; and

WHEREAS, a certified copy of the West Pend Oreille Fire Districts Order is attached and incorporated herewith; and

NOW, THEREFORE, IT IS HEREBY ORDERED that 62 parcels of property in Bonner County, along with any right of ways that are adjacent to the subject properties be annexed into the West Pend Oreille Fire District and that boundaries of said district be amended so as to include the property described herein.

DATED this 23rd day of March, 2021

BONNER COUNTY BOARD OF COMMISSIONERS

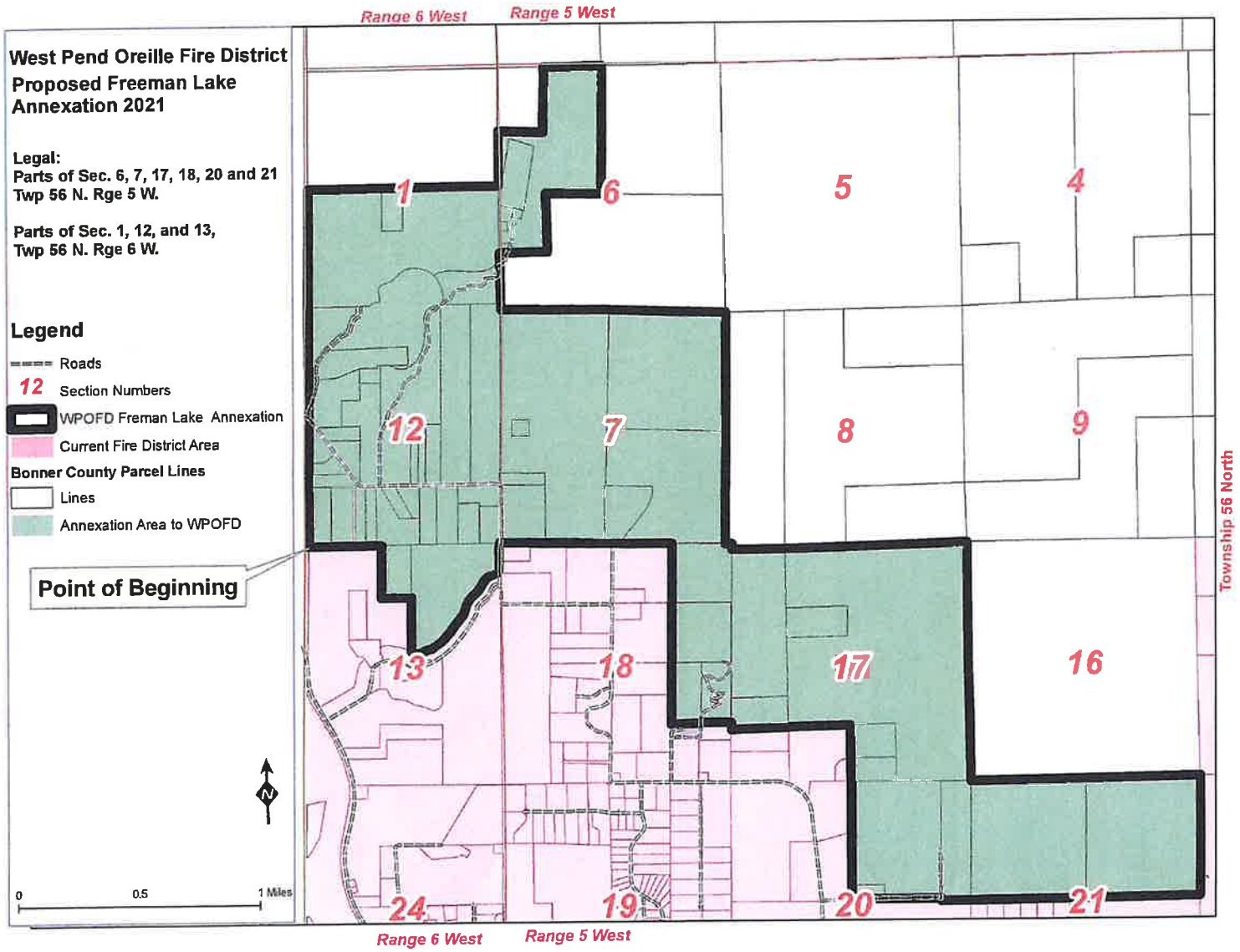
Dan McDonald, Chairman

Steven Bradshaw, Commissioner

Jeff Connolly, Commissioner

ATTEST: Michael Rosedale

By: Jessi Webster
Deputy Clerk


West Pend Oreille Fire District
Proposed Freeman Lake Annexation 2021
Legal:
Parts of Sec. 6, 7, 17, 18, 20 and 21
Twp 56 N. Rge 5 W.
Parts of Sec. 1, 12, and 13,
Twp 56 N. Rge 6 W.
Legend
Roads
12 Section Numbers
WPOFD Freman Lake Annexation
Current Fire District Area
Bonner County Parcel Lines
Lines
Annexation Area to WPOFD
Point of Beginning
0
0.5
1 Miles
N
Range 6 West
Range 5 West
Township 56 North
1
6
5
4
12
7
8
9
13
18
17
16
24
19
20
21

LEGAL DESCRIPTION

FREEMAN LAKE ANNEXATION

Beginning at the SW corner Section 12, Township 56N, Range 6W, Bonner County, Idaho;

Thence, North to the NW corner, Section 1, Township 56N, Range 6W of Government Lot 5;

Thence, East to the NE corner of the SE1/4, Section 1, Township 56N, Range 6W;

Thence, North to the NW corner, Section 6, Township 56N, Range 5W Government Lot 8;

Thence, East to the SE corner of Government Lot 4, Section 6, Township 56N, Range 5W;

Thence, North to the NE corner of Government Lot 4, Section 6, Township 56N, Range 5W;

Thence, East to the NE corner of Section 6, Township 56N, Range 5W, Government Lot 3;

Thence, South to the SE corner of the NW1/4, Section 6, Township 56N, Range 5W;

Thence, West to the NW corner of the NE SW1/4, Section 6, Township 56N, Range 5W;

Thence, South to the SW corner NE SW1/4, Section 6, Township 56N, Range 5W, Government Lot 7;

Thence, West to the NW corner Section 6, Township 56N, Range 5W;

Thence, South to the NW corner Section 7, Township 56N, Range 5W;

Thence, East to the NE corner of Section 7, Township 56N, Range 5W;

Thence, South to the SE corner Section 7, Township 56N, Range 5W;

Thence, East to the NE corner of Section 18, Township 56N, Range 5W;

Thence, South to the NW corner of Section 17, Township 56N, Range 5W;

Thence, East to the NE corner of Section 17, Township 56N, Range 5W;

Thence, South to the SE corner of Section 17, Township 56N, Range 5W;

Thence, East to the NE corner of Section 21, Township 56N, Range 5W;

Thence, South to the SE corner NE1/4, Section 21, Township 56N, Range 5W;

Thence, West to the SW corner NE1/4, Section 20, Township 56N, Range 5W;

Thence, North to the NW corner NE1/4, Section 20, Township 56N, Range 5W;

Thence, continuing North to the NE corner Township 56N, Range 5W, Government Lot 5;

Thence, West to the NW corner of Government Lot 4, Section 17, Township 56N, Range 5W;

Thence, North to NESESE Section 18, Township 56N, Range 5W;

Thence, West to the SW corner of NESE, Section 18, Township 56N, Range 5W;

Thence, North to the NE corner of the NW1/4 NE1/4 of Section 18, Township 56N, Range 5W;

Thence, West to the NW corner of Section 18, Township 56N, Range 5W;

Thence, South to a point on the West line of Section 18, Township 56N, Range 5W, said point is 300' north of the center line of Langille Canyon Road;

Thence, Southwesterly along a line parallel to and 300' northwest of the center line of Langille Canyon Road to a point on the intersection of the east line of the W1/2SW1/4NE1/4, Section 13, Township 56N, Range 6W;

Thence, North to the NE corner of the W1/2SW1/4NE1/4, Section 13, Township 56N, Range 6W;

Thence, West to the NW corner W1/2. SW1/4, NE1/4, Section 13, Township 56N, Range 6W;

Thence, North to the NW corner NE1/4, Section 13, Township 56N, Range 6W;

Thence, West to the point of beginning.

	A	B	C	D
1	PARCEL NUMBERS	WEST PEND OREILLE FIRE	DISTRICT	
2	Page 1	Page 2	Page 3	Page 4
3	RP56N05W070001A	RP031010000030A	RP56N06W128540A	RP031010000010A
4	RP56N05W180003A	RP031070000020A	RP56N06W124552A	RP031010000020A
5	RP56NO5W077202A	RP56N06W12600A	RP56N06W126000A	RP56N06W124050A
6	RP56NO5W075840A	RP031070000010A	RP56N06W128405A	RP56N06W130750A
7	RP56NO5W076300A	RP56N06W127810A	RP56N06W126750A	
8	RP56NO5W076300A	RP56N06W127840A	RP56N05W187353A	
9	RP56N05W200011A	RP56N06W127950A	RP56N05W065840A	
10	LP56N05W200011A	RP56N06W129500A	RP56N06W019050A	
11	RP56N05W214350A	RP56N05W065601A	RP56N06W120600A	
12	RP56N06W128700A	RP56N05W063651A	RP56N06W014801A	
13	RP56N05W200154A	RP56N05W062410A	RP56N06W014951A	
14	RP56N05W201600A	RP56N06W128460A	RP56N06W123000A	
15	RP56N05W175700A	RP546N06W120002A	RP56N05W187202A	
16	RP56N05W178560A	RP56N06W127804A		
17	RP56N05W178710A	RP45N06W123750A		
18				
19				

RESOLUTION AND ORDER APPROVING PETITION FOR ANNEXATION

(IDAHO CODE TITLE 31, CHAPTER 14)

(FREEMAN LAKE AREA ANNEXATION)

WHEREAS, pursuant to a special meeting and hearing pursuant to notice, called to order on February 2, 2021, for the purpose of annexation of the Freeman Lake Area Annexation, and,

WHEREAS, it appears in the best interest of the West Pend Oreille Fire District and the parties petitioning for inclusion therein, that annexation be sought, and,

WHEREAS, pursuant to the meeting and hearing held for the purposes of considering the same there being no opposition and upon unanimous approval of the Commissioners,

BE IT RESOLVED AND ORDERED, that the members of the Board are authorized and directed and may delegate the execution and submission of a petition for the annexation into the West Pend Oreille Fire District of that property commonly referred to by the District as "The Freeman Lake Area" pursuant to the attached legal description and maps;

BE IT FURTHER RESOLVED AND ORDERED, that the Commissioners and their delegates shall take all steps necessary to comply with a submission for annexation pursuant to Idaho Code Title 31, Chapter 25.

PASSED AND ADOPTED at a special meeting by unanimous approval, February 2, 2021.

ATTEST:

Judy Kokanos

Judy Kokanos, Secretary

Chair

John Tilley

West Pend Oreille Fire District

P O Box 1267

Priest River, ID 83856

Resolution and Order regarding West Pend Oreille Fire District Annexation

This matter, having come before the Board of Commissioners of the West Pend Oreille Fire District for public hearing on February 2, 2021, with regard to the annexation into the district of the following properties in the Priest River area of Bonner County, Idaho:

SEE ATTACHED PARCEL NUMBERS SHEET

The board having asked for testimony for and against said requested annexation and having considered then request in light of the needs and ability to provide services of the District, the Board orders as follows pursuant to Idaho Code 31-1411:

1. It is in the best interest of the West Pend Oreille Fire District to approve the annexation;
2. It is in the best interest of the property owners in the area of the proposed annexation to approve said annexation;
3. No opposition was voiced regarding the proposed annexation, either in writing or at the public hearing;
4. Therefore, the Board of Commissioners of the West Pend Oreille Fire District hereby approve the request for annexation and order said annexation;
5. The accurate legal description of the annexed properties are included with this order.

Dated this 2nd day of February, 2021

Judy Kokanos

Judy Kokanos

Secretary-Treasurer

West Pend Oreille Fire District

WEST PEND OREILLE FIRE DISTRICT

MINUTES

Special meeting called to order on 2/2/2021, at 6:30 P.M. for

Annexation of Freeman Lake Addition.

Attending were: Chief Jamie Painton, Les Kokanos, Terry Watts, Larry Larsen, John Tilley, Bill Davis and Judy Kokanos.

Is there any person present who wishes to express support or opposition is invited to come forward. Persons attending from the proposed annexation are: Manny Mairs, Jaclin Mairs, Paul Herbert, Brenda Johnson and Darrin Johnson. All were in support of the annexation.

There were no other persons present to express their views on the annexation.

Larry Larsen, Commissioner, made a motion that we make an order to approve the annexation as described in the map. John Tilley, Commissioner, Seconded the motion It was anonymously approved.

The special meeting was closed at 6:50 P.M.

Respectively submitted,

Judy Kokanos

Judy Kokanos

Secretary-Treasurer

West Pend Oreille Fire District

PO Box 1267

Priest River, ID 83856

Wpofd1@gmail.com

Puzzle Answers

From page 7

9	5	8	1	6	7	3	4	2
6	7	4	3	5	2	8	9	1
1	8	9	2	5	3	4	7	6
2	1	3	8	4	6	9	5	7
5	6	2	9	7	1	4	8	3
7	4	9	5	3	8	6	2	1
3	2	1	7	9	4	5	6	8
4	3	5	6	8	9	2	1	7
8	9	7	4	1	2	6	3	5
9	4	6	3	5	8	1	2	7

Classifieds

Deadline: Monday at 10 a.m.
Just 20 cents a word.
Call 208-448-1949 or email
tivie@rivervalleybeacon.com

For Rent

Shop for rent in Priest River. 36x48. 12 foot overhead door. $550. Call John at 208-610-5051.

Help Wanted

The Newport School District is accepting online applications for the following positions: NHS head track coach and NHS asst. track coach. For additional information, go to www.newport.wednet.edu. "Departments-Employment." Equal Opportunity Employer.

THE CLUB TOTAL BALANCE FITNESS

Personal training position at The Club - Total Balance Fitness. Please see our website theclubtbf.com for description & application or pick-up application at 328 W. Fourth St., Newport, Wash. M-F 9 a.m.-6 p.m.

Public Notices

NOTICE TO CREDITORS IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF BONNER, MAGISTRATE DIVISION. In the Matter of the Estate of DONALD ALBRECHT, deceased, Case No. CV09-20-1631. NOTICE IS HEREBY GIVEN that TRICIA L. McKEE has been appointed Personal Representative for the Estate of Donald Albrecht. All persons having claims against the decedent or his estate are required to present their claims within four (4) months after the date of the first publication of this notice or said claims will be forever barred. Claims must be presented to the undersigned at the address indicated, and filed with the Clerk of Court. DATED this 26th day of January, 2021. /s/ Sean P. Smith, LAW OFFICE OF SEAN P. SMITH, Attorney for Personal Representative, 37 Highway 57, Priest River, ID 83856 (208) 448-1234.

Published in The River Valley Beacon, Feb. 2, 9, & 16, 2021

NOTICE OF ANNEXATION FREEMAN LAKE AREA

SPECIAL MEETING Tuesday February 2, 2021 at 6:30 p.m. West Pend Oreille Fire Hall, 61 Airfield Way, Priest River, Idaho Parcels are in Sections 4-20, Township 55-56 Range 4-5-6WBM

Published in The River Valley Beacon, Feb. 2, 2021

①

PETITION FOR ANNEXATION

We, the below signed property owners, petition the West Pend Oreille Fire District Board of Commissioners to annex the attached listed contiguous territory within Bonner County into the existing West Pend Oreille Fire District as per Idaho Code 31-1411.

The annexation is to provide us with the same level of services as those within the current West Pend Oreille Fire District, to request the Bonner County Commissioners to enter an Order of Annexation and to cause the same to be recorded so as to include the annexed property on the tax rolls of the Fire District.

Name (Printed)	Signature	Mailing Address	Phone	Parcel Number
Lee Family Ranch LLC Susan Lee	Susan Lee	225 Lee Rd	208 437-0919	180003A 180601A RP56N05W070001A
Lee Family Ranch LTD	Susan Lee	" "	208 437-3289	RP56N05W077202A
David A & Susan A Easley	Susan Easley	P.O. Box 1241, P.R., ID 83856	208-437-5373	RP56N05W075840A
David A & Susan A Easley		P.O. Box 1241, P.R. ID 83856	208-437-5373	RP56N05W076300A
BRIAN SNIDER	Lil Rocking Chair Lane	Oldtown ID	208-819-4108	LR ~~RP56N05W200011A~~ RP56N06W128700A
Greg Armont - W J Donnelley		4116 Freeman Lake Rd	208-810 5213	
ELIN WEAVER		415 FREEMAN LAKE RD		RP56N05W200154A RP56N05W204353A in district already RP56N05W201600A
ELLEN-AH WEAVER		575 FREEMAN LAKE ROAD OLDTOWN ID 83822		
Brian Dockin	Brian Dockin	PO Box 15770	208 755-2058	RP56N05W175760A RP56N05W176153A ~~RP56N05W175761A~~
Randy Haynes		19 Lee Rd	208 437-0102	RP56N05W181001A in district
Rod Hel		473 Freeman Lake Rd, Oldtown ID	(650) 714-3763	RP56N05W178560A RP56N05W178710A RP56N05W178554A ~~RP56N05W202405A~~ RP56N05W202405A

PETITION FOR ANNEXATION

We, the below signed property owners, petition the West Pend Oreille Fire District Board of Commissioners to annex the attached listed contiguous territory within Bonner County into the existing West Pend Oreille Fire District as per Idaho Code 31-1411.

The annexation is to provide us with the same level of services as those within the current West Pend Oreille Fire District, to request the Bonner County Commissioners to enter an Order of Annexation and to cause the same to be recorded so as to include the annexed property on the tax rolls of the Fire District.

Name (Printed)	Signature	Mailing Address	Phone	Parcel Number
~~SARAH NOBLE~~		~~4322 FREEMAN LAKE RD~~	~~(509) 671-6533~~	RP03101000030A
~~PAUL HERBST~~		~~4182 FREEMAN LAKE RD~~	~~208 946-3492~~	RP56N06W126600A
~~SARAH NOBLE~~		~~4322 FREEMAN LAKE RD~~	~~(509) 671-6533~~	RP03107070000020A
Greg Winston		4541 Freeman Lake Rd. 83822	425) 231-5845	RP56N06W124050A
Darrin & Brenda Johnston	Brenda Johnston	4454 Freeman Lake Road	509-590-7825	RP03107000000010A
CRISTIE SHINDELAR	Cristie Shindelar	4047 Freeman Lk Rd	208-651-2361	RP56N06W127810A RP56N06W127840A RP56N06W127950A
Jeremy Oscarson		3506 Freeman Lk Rd.	208-659-3325	RP56N06W129500A
Russell J Sandrigo		PO Box 1914 ~~3591~~ 1337 Silcia Lane Mineral	208-610-8464 Oldtown, ID 83822	RP56N05W056010A
EBONIE Oscarson		3968 Freeman Lake	509 671-6402	RP56N06W128460A
JEFF MULLEN		3635 FREEMAN LK. Rd	(208) 290-7980	RP56N06W120002A
Carlin Mainard		3927 FREEMAN LK Rd	253-202-6666	RP56N06W127804A
Samantha Hall		Mailing: P.O BOX 1589 Newport WA 99156 ~~PO BOX~~ 4571 Freeman Lake Rd	509-919-8893	RP56N06W123750A

(Friend of Marilyn Carl Wilson - OK for her to sign)

③

PETITION FOR ANNEXATION

We, the below signed property owners, petition the West Pend Oreille Fire District Board of Commissioners to annex the attached listed contiguous territory within Bonner County into the existing West Pend Oreille Fire District as per Idaho Code 31-1411.

The annexation is to provide us with the same level of services as those within the current West Pend Oreille Fire District, to request the Bonner County Commissioners to enter an Order of Annexation and to cause the same to be recorded so as to include the annexed property on the tax rolls of the Fire District.

Name (Printed)	Signature	Mailing Address	Phone	Parcel Number
Cindy Bedeaux	Cindy Bedeaux	40556 Freeman Lake Rd Oldtown		RP56N05W128547A 208 255 8841
Frank Luiz	Frank Luiz	4237 Freeman Lake Rd Oldtown	208-840-2286	RP56N06W124557A
Connie Oscarson		4222 Freeman Lake Rd Oldtown	208 437 0361	RP56N06W126000A
Oscar Oscarson		4220 Freeman Lake Rd Oldtown	208 290 8441	RP56N06W128405A - RP56N06W126750A
(Lymette Aldridge)		249 Tamcam Way	208 691-1186 Oldtown	RP56N05W187353A
Alvin D. Whitehouse	Alvin Whitehouse	1235 Silica Lane	208-437-2158	RP56N05W060584 0A
Eric S Cunningham		P.O. Box 1205 Newport, WA	714 616-7337	RP56N06W019050A
Eric Cunningham		P.O. Box 1205 Newport, WA	714 616-7337	RP56N06W120600A
		P.O. Box 1205 Newport WA	714-616-7337	
John Campbell	John Campbell	P.O. Box 1514 Oldtown, ID	208-946-9122	RP56N06W014801A RP56N06W014951A
Tim Dawe	Tim Dawe	1506 Rockefeller Ave Everett WA	98201	RP56N06W123000A
Richard Lustig	Richard Lustig	364 E. Lincoln Ave Priest River	208-691-7901	RP56N05W187207A

[illegible]

(1)

PETITION FOR ANNEXATION

We, the below signed property owners, petition the West Pend Oreille Fire District Board of Commissioners to annex the attached listed contiguous territory within Bonner County into the existing West Pend Oreille Fire District as per Idaho Code 31-1411.

The annexation is to provide us with the same level of services as those within the current West Pend Oreille Fire District, to request the Bonner County Commissioners to enter an Order of Annexation and to cause the same to be recorded so as to include the annexed property on the tax rolls of the Fire District.

Name (Printed)	Signature	Mailing Address	Phone	Parcel Number
*SARAH NOBLE	Sarah Noble	4322 FREEMAN LAKE RD	(509)671-6883	RP03101000020A
* PAUL HERBERT	Paul Herbert	4182 FREEMAN LAKE RD	208.946.8498	RP56N06W1216000A
*SARAH NOBLE	Sarah Noble	~~4322~~ 4254 S1 FREEMAN LAKE RD	(509)671-6883	RP03101000030A
TONY LEWIS	[illegible]	4235 FREEMAN LAKE RD	208 2901504	RP03101000010A RP03101000020A
Greg Winston	Greg Winston	4541 Freeman Lk. Rd.	425)231-5845	RP56N06W1240500A
Dawn Winston	Dawn Winston	4541 Freeman Lk Rd	425)231-5846	MH56N06W1240500A
Muriel Oakes	[illegible]	362 Langille Camp Rd	509 443 2623	~~RP~~56N06W1307500A
				RP03109000010A
				RP56N06W1324050A
				RP56N06W1315900A

Pg 2

3x

2 times

STATE OF IDAHO
SS
Bonner County

I, Susan Easley, being first duly sworn, say: That I am a resident of the state of Idaho and at least eighteen (18) years old; that every person who signed this page (these pages) of the foregoing petition signed his or her name thereto in my presence; I believe that each has stated his or her name, mailing address and residence correctly.

Signed Susan Easley

Mailing Address P.O. Box 1241
Priest River, ID 83856

Subscribed and sworn to before me this 6 day of July, ~~2010.~~ 2020

Signed Linda Ayers

(Notary Seal)

LYNDA AYERS
NOTARY PUBLIC
Commission # 59440
My Commission Expires Apr 5, 2024
STATE OF IDAHO

Notary Public
Residing at Priest River
IDAHO

My commission expires on 04-05-2024

STATE OF ~~IDAHO~~ Washington
SS
Bonner County

I, SARAH MW NOBLE, being first duly sworn, say: That I am a resident of the state of Idaho and at least eighteen (18) years old; that every person who signed this page (these pages) of the foregoing petition signed his or her name thereto in my presence; I believe that each has stated his or her name, mailing address and residence correctly.

Signed [signature]

Mailing Address 4322 FREEMAN LAKE RD
OLDTOWN, ID 83822

Subscribed and sworn to before me this 29 day of June, ~~2010.~~ 2020

Signed [signature]

(Notary Seal) Notary Public State of WASHINGTON SARA SWETT COMM. NO. 205147 MY COMMISSION EXPIRES 12/13/2022

Notary Public Residing at Newport

My commission expires on 12/13/2022

Notary Public
State of WASHINGTON
SARA SWETT
COMM. NO. 205147
MY COMMISSION EXPIRES
12/12/2022

STATE OF IDAHO
SS
Bonner County

I, Brenda Johnston, being first duly sworn, say: That I am a resident of the state of Idaho and at least eighteen (18) years old; that every person who signed this page (these pages) of the foregoing petition signed his or her name thereto in my presence; I believe that each has stated his or her name, mailing address and residence correctly.

Signed Brenda Johnston

Mailing Address P.O. Box 746 Newport, WA 99156

Subscribed and sworn to before me this 6th day of July ~~2010.~~ 2020

Signed

Notary Public
Residing at Newport, WA

My commission expires on 11/9/2023

(Notary Seal)
STATE OF WASHINGTON
KATHRYN FAZENDIN
NOTARY PUBLIC
APPOINTMENT EXPIRES
NOVEMBER 09, 2023

West Pend oreille Fire District

Page 1

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W070001A**
Site Address:	
	ID 83822
Owner:	Lee Family Ranch LLC
	225 Lee Rd
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 05W / 07
Parcel Size:	160.00 Acres (6,969,600 SqFt)
Lot Dimensions:	
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	741757 G
Total Land Value:	$66,190.00
Total Impr Value:	$0.00
Total Value:	$66,190.00

Tax Information

Tax Year	Annual Tax
2019	$492.88
2018	$520.58
2017	$526.96

Legal

7-56N-5W NE

Land

Land Use:	106 - Productivity forest land	Zoning:	Agricultural/Forestry 20
Land Categories:	6	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
6	160	$66,190.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

GD 741757


Parcel:
Site Addr:
Owner:
2004 A

GD 741759

80601A is
already in district per map

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W180003A**
Site Address:	
	ID 83822
Owner:	Lee Family Ranch LLC
	225 Lee Rd
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 05W / 18
Parcel Size:	40.00 Acres (1,742,400 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	741757 G
Total Land Value:	$28,761.00
Total Impr Value:	$0.00
Total Value:	$28,761.00

Tax Information

Tax Year	Annual Tax
2019	$192.44
2018	$209.92
2017	$216.88

Legal

18-56N-5W NENE

Land

Land Use:	106 - Productivity forest land	Zoning:	Rural 5
Land Categories:	3;6	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
3	16.5	$15,609.00	$0.00
6	23.5	$13,152.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

GD 741757

After Recording, Return to:
Charlton Mills, Attorney
Post Office Box 814
Sandpoint, ID 83864
(208) 263-8755

Recorder's Space

741757

FILED BY C. Mills 2007 NOV 28 P 4:38 300
MARIE SCOTT
BONNER COUNTY RECORDER
DEPUTY

GRANT DEED

Pursuant to Idaho Code Section 53-626 and Section 721 of the Internal Revenue Code of 1986, Richard W. Lee and Irene H. Lee, husband and wife, do hereby grant and convey to Lee Family Ranch, L.L.C., an Idaho limited liability company, the current address for which LLC is 225 Lee Road, Oldtown, ID 83822, the following described real property, to wit:

The North East Quarter of Section 7, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, and

The North Half of the Northeast Quarter Section 18, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, LESS that portion thereof described as follows:

Beginning at the Southwest corner of the North Half of the Northeast Quarter of said Section 18, thence East 740 feet, thence North 300 feet, thence West 740 feet, thence South 300 feet more or less, to the place of beginning,

Together with all appurtenances.

Dated 11/5/07, 2007.

Richard W. Lee

Richard W. Lee

Irene H. Lee

Irene H. Lee

STATE OF IDAHO)
County of Bonner) ss

On 11/5, 2007, before me, the undersigned Notary Public for Idaho, personally appeared Richard W. Lee and Irene H. Lee, husband and wife, known to me to be persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Linda Kingery

Notary Public for Idaho
Residing at Priest River
Comm Exp 7-9-10

LINDA KINGERY NOTARY PUBLIC STATE OF IDAHO

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W180601A**
Site Address:	
	ID 83822
Owner:	Lee Family Ranch LLC
	225 Lee Rd
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 05W / 18
Parcel Size:	34.90 Acres (1,520,418 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	950000 / 0.0062
Deeds:	741757 G
Total Land Value:	$32,442.00
Total Impr Value:	$0.00
Total Value:	$32,442.00

Tax Information

Tax Year	Annual Tax
2019	$209.04
2018	$233.34
2017	$245.30

Legal

18-56N-5W NWNE LESS TAX 12

Land

Land Use:	103 - Non-irrigated agri land	Zoning:	Rural 5
Land Categories:	3;19	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
3	34.294	$32,442.00	$0.00
19	0.61	$0.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W077202A**
Site Address:	225 Lee Rd Oldtown ID 83822 - 8500
Owner:	Lee Family Ltd Co 225 Lee Rd Oldtown ID 83822 - 8500
Twn/Range/Section:	56N / 05W / 07
Parcel Size:	127.83 Acres (5,568,275 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	E482687,98-180,93-533,540732 G,516251 GD
Total Land Value:	$159,612.00
Total Impr Value:	$321,880.00
Total Value:	$481,492.00

Tax Information

Tax Year	Annual Tax
2019	$1,609.34
2018	$1,481.56
2017	$2,050.30

Legal

7-56N-5W SE LESS SWSE W OF RD AS OF 7-1-71

Land

Land Use:	131 - Land-ag/timb w/resid Imp
Land Categories:	3;6;10
Recreation:	
Zoning:	Agricultural/Forestry 20
Building Categories:	19 - 1.5 Story w/basement
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
3	60.07	$62,979.00	$0.00
6	65.76	$39,456.00	$0.00
10	2	$57,177.00	$28,589.00
31		$278,005.00	$124,355.00
32		$43,875.00	$0.00

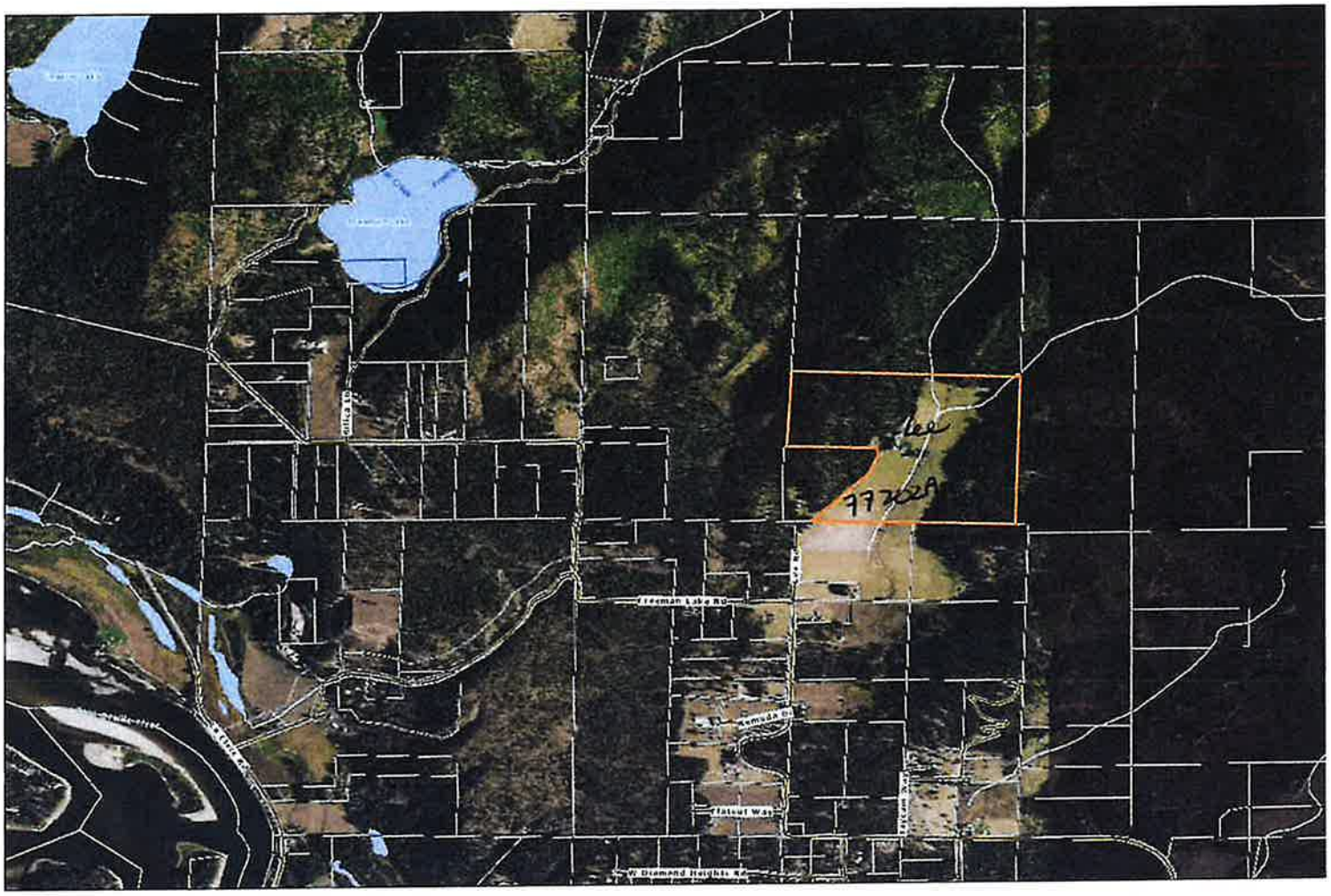
Improvement

Year Built:	1921 (1990)	Bathrooms:	2	Finished Sq Ft:	4,384
Stories:	1.5	Bedrooms:	3	Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	2	Foundation:	

GD 516251

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
LEANTO	1921	1921	116	
POLEBLDG	1965	1965	420	
MACHINE	1965	1965	608	
LEANTO	1965	1965	612	
QUONSET	1965	1965	960	
MACHINE	1965	1965	1,008	
LEANTO	1980	1980	1,180	
HAYCOVER	1980	1980	1,475	
FLATBARN	1965	1965	1,785	


Freeman Lake Rd
Flatiron Way
W Diamond Heights Rd
lake
77 ac

ORIGINAL 516251

GIFT DEED

Grantors, Richard W. Lee and Irene H. Lee, husband and wife, in consideration of love and affection, do hereby Gift, Grant and Convey the following interests in the real property described below:

An undivided 1/8th interest to their son, Russell A. Lee, a single man;

An undivided 1/16th interest to their daughter, Susan Ann Nagel, a single woman; and

An undivided 1/16th interest to their friend, George C. Haskell, a single man.

Grantees' address: 225 Lee Road, Oldtown, ID 83822.

The subject real property, being Bonner County Assessor's Parcel RP56N05W077201A, is described as the Southeast Quarter in Section 7, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, LESS that portion thereof in the Southwest Quarter of said Southeast Quarter lying West of the road as of July 1, 1971;

Together with all appurtenances.

Dated this 19 day of December, 1997.

Richard W. Lee

Irene H. Lee

516251

STATE OF IDAHO)

County of Bonner) ss

On this 18th day of December, 1997, before me, the undersigned notary public for Idaho, personally appeared Richard W. Lee and Irene H. Lee, husband and wife, known to me to be the persons who executed the within instrument, and acknowledged to me that they executed the same.

Barbara Walker

Notary Public for Idaho
Residing at Sandpoint

giftdeed.wps

My Commission Expires: 1/9/2001

BARBARA L. WALKER NOTARY PUBLIC STATE OF IDAHO

FILED BY
1997 DEC 14 P 12: 14
CONNIE SCOTT
BONNER COUNTY RECORDER
DEPUTY

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W075840A**
Site Address:	Freeman Lk Rd
	Oldtown ID 83822
Owner:	Easley, David A & Susan A
	PO Box 1241
	Priest River ID 83856 -
Twn/Range/Section:	56N / 05W / 07
Parcel Size:	6.00 Acres (261,360 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	875313 QC,449313 QC,
Total Land Value:	$1,032.00
Total Impr Value:	$0.00
Total Value:	$1,032.00

Tax Information

Tax Year	Annual Tax
2019	$10.32
2018	$10.54
2017	$10.66

Legal

7-56N-5W S 266FT OF GOV LOT 3 CPWRS

Land

Land Use:	107 - Bare forest land	Zoning:	Agricultural/Forestry 20
Land Categories:	7	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	6	$1,032.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

OLD 87 5313

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W076300A**
Site Address:	3515 Freeman Lk Rd
	Oldtown ID 83822 - 9598
Owner:	Easley, David A & Susan A
	PO Box 1241
	Priest River ID 83856 - 9598
Twn/Range/Section:	56N / 05W / 07
Parcel Size:	28.45 Acres (1,239,282 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	875313 QC
Total Land Value:	$44,063.00
Total Impr Value:	$205,723.00
Total Value:	$249,786.00

Tax Information

Tax Year	Annual Tax
2019	$1,160.63
2018	$901.14
2017	$856.50

Legal

7-56N-5W GOV LOT 4 CPWRS

Land

Land Use:	131 - Land-ag/timb w/resid Imp
Land Categories:	7;10;19
Recreation:	
Zoning:	Agricultural/Forestry 20
Building Categories:	12 - One Story w/ basement
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	26.82	$4,613.00	$0.00
10	1	$39,450.00	$16,892.00
19	0.63	$0.00	$0.00
31		$194,093.00	$83,108.00
32		$11,630.00	$0.00

Improvement

Year Built:	1980 (1993)	Bathrooms:	3	Finished Sq Ft:	2,195
Stories:	1	Bedrooms:	3	Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

QCD 875313

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	1985	1985	10	
SHED	1980	1980	144	
SHEDGP	1985	1985	576	
POLEBLDG	1985	1985	736	
POLEBLDG	1993	1993	1,152	

Instrument # 875313
BONNER COUNTY, SANDPOINT, IDAHO
6-22-2015 03:30:11 PM No. of Pages: 2
Recorded for : SUSAN EASLEY
MICHAEL W ROSEDALE Fee: 13.00
Ex-Officio Recorder Deputy BB
Index to: QUIT CLAIM DEED

Recording requested by: David A. Easley

When recorded, mail to:

Name: David & Susan Easley

Address: P.O. Box 1241

City/State/Zip: Priest River, ID 83856

Space above reserved for use by Recorder's Office

Document prepared by:

Name David Easley

Address 3515 Freeman Lake Rd.

City/State/Zip Oldtown, ID 83822

Property Tax Parcel/Account Number: RP 56N05W076300A and RP 56N05W075840A

Quitclaim Deed

This Quitclaim Deed is made on 10 June 2015, between David A. Easley, Grantor, of 3515 Freeman Lake Road, City of Oldtown, State of Idaho, and David A and Susan A Easley*, Grantee, of 3515 Freeman Lake Road, City of Oldtown, State of Idaho.

* As community property with right of survivorship.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 3515 Freeman Lake Road, City of Oldtown, State of Idaho:

5 west, 56 North, Township 7, Gov't Lot 4 and south 266' feet of Gov't Lot 3

RP56N05W076300A and RP 56N05W075840A

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2015 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 6/10/15

Signature of Grantor

DAVID A. EASLEY
Name of Grantor

Kc Cornelis
Signature of Witness #1

Kc Cornelis
Printed Name of Witness #1

Deseray Seaver
Signature of Witness #2

Deseray Seaver
Printed Name of Witness #2

State of Washington County of Pend Oreille
On June 10, 2015, the Grantor, David A. Easley,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

DENISE M. STEWART
COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 3, 2017
STATE OF WASHINGTON

Notary Public,
In and for the County of Pend Oreille State of Washington
My commission expires: May 3, 2017

Send all tax statements to Grantee.

Eccley

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	LR56N05W200011A
Site Address:	612 Rocking Chair Ln
	Oldtown ID 83822 - 9508
Owner:	Snider, Brian J & Linda
	612 Rocking Chair Ln
	Oldtown ID 83822 - 9508
Twn/Range/Section:	56N / 05W / 20
Parcel Size:	0.00 Acres (0 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	
Levy:	250000 / 0.0054
Total Land Value:	$0.00
Total Impr Value:	$155,021.00
Total Value:	$155,021.00

Tax Information

Tax Year	Annual Tax
2019	$668.24
2018	$532.62
2017	$459.52

Legal

20-56N-5W BLDG ONLY

Land

Land Use:	550 - Res Imp on Leased Land	Zoning:	
Land Categories:		Building Categories:	11 - One Story
Recreation:		School District:	

Assessor Categories

Category	Quantity	Value	Exemption
50		$155,021.00	$76,646.00

Improvement

Year Built:	2003 (2006)	Bathrooms:	2	Finished Sq Ft:	1,856
Stories:	1	Bedrooms:	3	Heat:	Electric baseboard
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	2006	2006	60	
SHED	2006	2006	168	

QCD 84501

AFTER RECORDING MAIL TO:

Instrument # 845401
BONNER COUNTY, SANDPOINT, IDAHO
6-6-2013 12:55:29 No. of Pages: 1
Recorded for : MERLE E SNIDER
MARIE SCOTT Fee: 10.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

Space Above This Line for Recorder's Use Only

QUITCLAIM DEED

Date: June 6, 2013

For Value Received, Merle E. Snider Shirley A Snider do(es) hereby convey, release, remise, and forever quit claim unto Snider Family Trust whose address is 700 Rocky Crest Lane Sandpoint ID 83864 herein after called the Grantee, the following described premises situated in Bonner County, Idaho, to-wit:

Parcel 2
the E ½ SE ¼ NE ¼ and E ½ NE ¼ NE ¼ in Section 20, Township 57 North, Range 5W, Boise Meridian, Bonner County, Idaho

together with its appurtenances.

Dated: June 6, 2013

Merle E. Snider

Shirley A Snider

STATE OF ~~Idaho~~ Washington
COUNTY OF ~~Bonner~~ Pend Oreille ss

On this 6/6/13 before me, a Notary Public in and for said State, personally appeared Merle & Shirley Snider, 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.

AMANDA J KIRK
COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 11, 2016
STATE OF WASHINGTON

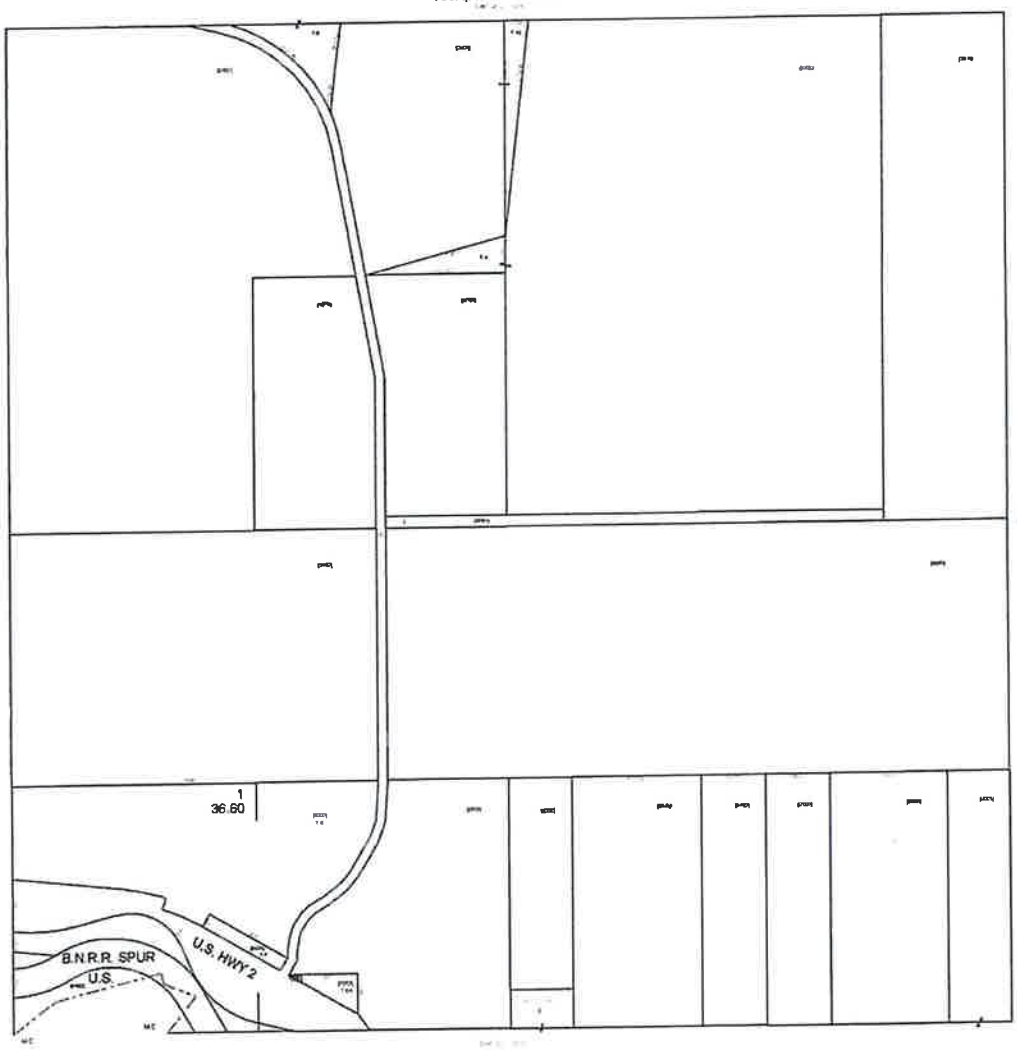
Amanda J Kirk
Notary Public of Idaho Washington
Residing at: Newport WA
Commission Expires: 9/11/16

THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED

BONNER COUNTY

SCALE

T56N,R5W SEC.20



Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W200011A**
Site Address:	700 Rocking Chair Ln Oldtown ID 83822 - 9509
Owner:	Snider Family Trust 1361 NE Goldie St Unit #17 Oak Harbor WA 98277 - 9509
Twn/Range/Section:	56N / 05W / 20
Parcel Size:	40.00 Acres (87,120 SqFt)
Lot Dimensions:	
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	845401 QC
Total Land Value:	$83,760.00
Total Impr Value:	$168,036.00
Total Value:	$251,796.00

Tax Information

Tax Year	Annual Tax
2019	$544.00
2018	$560.36
2017	$756.18

Legal

20-56N-5W E2E2NE 1973 ATCO 24 X 62 MH*

Land

Land Use:	131 - Land-ag/timb w/resid Imp	Zoning:	Rural 5
Land Categories:	4;7;10	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
4	20.83	$8,728.00	$0.00
7	16.17	$2,624.00	$0.00
10	3	$72,408.00	$19,725.00
31		$145,715.00	$72,858.00
32		$22,321.00	$0.00

Improvement

Year Built:	1970 (1994)	Bathrooms:	3	Finished Sq Ft:	2,040
Stories:	2	Bedrooms:	3	Heat:	Wall units
A/C:	Yes	Garage:		Roof:	Enamel steel - Gambrel
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:		Foundation:	

Other Improvements

Description	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	1970	1970	360	
SHEDGP	1970	1970	440	
LEANTO	1970	1970	480	
POLEBLDG	1970	1970	600	
POLEBLDG	1970	1970	1,247	
POLEBLDG	1970	1970	1,536	

AFTER RECORDING MAIL TO:

Instrument # 845401
BONNER COUNTY, SANDPOINT, IDAHO
6-6-2013 12:55:29 No. of Pages: 1
Recorded for : MERLE E SNIDER
MARIE SCOTT Fee: 10.00
Ex-Officio Recorder Deputy CB
Index to: QUIT CLAIM DEED

Space Above This Line for Recorder's Use Only

QUITCLAIM DEED

Date: June 6, 2013

For Value Received, Merle E. Snider Shirley A Snider, do(es) hereby convey, release, remise, and forever quit claim unto Snider Family Trust whose address is 700 Rocking Chair Lane herein after called the Grantee, the following described premises situated in Bonner County, Idaho, to-wit:

Parcel 2
the E ½ SE ¼ NE ¼ and E ½ NE ¼ NE ¼ in Section 20, Township 56 North, Range 5W, Boise Meridian, Bonner County, Idaho

together with its appurtenances.

Dated: June 6, 2013

Merle E. Snider

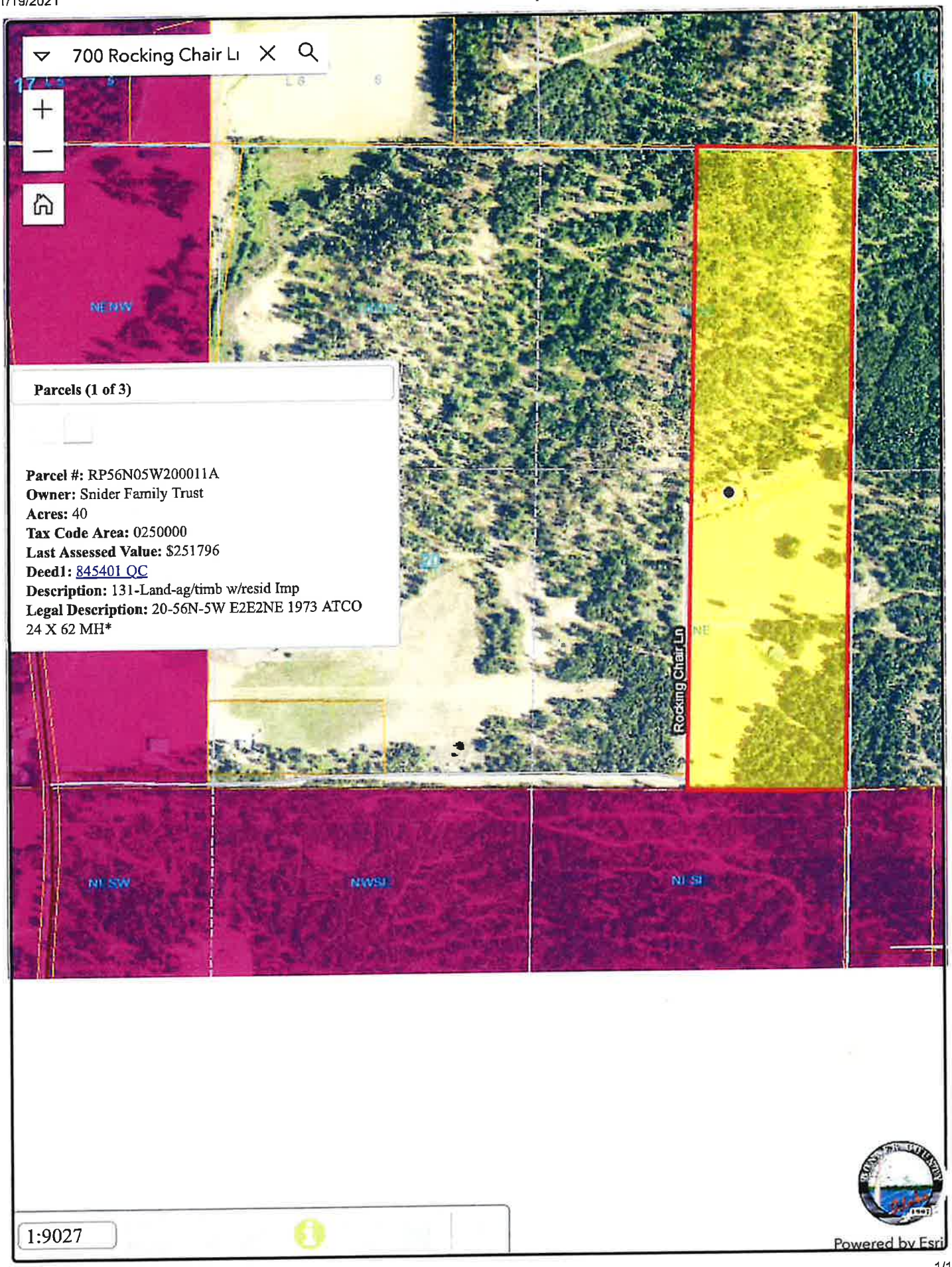
Shirley A Snider

STATE OF ~~Idaho~~ Washington
COUNTY OF ~~Bonner~~ Pend Oreille ss

On this 6/6/13 before me, a Notary Public in and for said State, personally appeared Merle & Shirley Snider, 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.

AMANDA J KIRK
COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 11, 2016
STATE OF WASHINGTON

Amanda J Kirk
Notary Public of Idaho Washington
Residing at: Newport WA
Commission Expires: 9/11/16



Parcels (1 of 3)

Parcel #: RP56N05W200011A
Owner: Snider Family Trust
Acres: 40
Tax Code Area: 0250000
Last Assessed Value: $251796
Deed1: 845401 QC
Description: 131-Land-ag/timb w/resid Imp
Legal Description: 20-56N-5W E2E2NE 1973 ATCO 24 X 62 MH*

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W214350A**
Site Address:	
	ID 83856
Owner:	Snider Trust
	1361 NE Goldie St Unit #17
	Oak Harbor WA 98277 -
Twn/Range/Section:	56N / 05W / 21
Parcel Size:	160.00 Acres (6,969,600 SqFt)
Lot Dimensions:	
Plat/Subdivision:	
Census Tract/Block:	950500 / 3033
Levy:	250000 / 0.0054
Deeds:	837592 QC,386547 WD,
Total Land Value:	$27,520.00
Total Impr Value:	$0.00
Total Value:	$27,520.00

Tax Information

Tax Year	Annual Tax
2019	$273.44
2018	$281.98
2017	$285.08

Legal

21-56N-5W NW

Land

Land Use:	107 - Bare forest land	Zoning:	Rural 5
Land Categories:	7	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	160	$27,520.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Instrument # 837592
BONNER COUNTY, SANDPOINT, IDAHO
12-28-2012 01:49:30 No. of Pages: 1
Recorded for : SLATE & JONES
MARIE SCOTT Fee: 10.00
Ex-Officio Recorder Deputy CB
Index to: QUIT CLAIM DEED

SLATE AND JONES LAW FIRM, PC

RURAL LAW CENTER

When Recorded Please Return To:
Slate and Jones Rural Law Center
Peter Jones, ISB 7201
31 Franklin St.
Priest River, ID 83856

QUITCLAIM DEED

GRANTOR: MERLE AND SHIRLEY SNIDER
GRANTEE: Snider Family Trust 700 Rocking Chair Lane, Oldtown, ID 83822

State of Idaho)
)-ss.
County of Bonner)

Legal Description: The Northwest Quarter in Section 21, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho.

COME NOW Merle and Shirley Snider, Grantors, and do hereby GRANT unto the SNIDER FAMILY TRUST any and all interest they may have in the above-described property.

Merle Snider

Shirley Snider

CAME BEFORE ME this 26 day of December, 2012, MERLE AND SHIRLEY SNIDER, and there and then did SUBSCRIBE AND SWEAR that the attached document was a true and correct to the best of their knowledge and belief.

ANGELICA DWYER NOTARY PUBLIC STATE OF IDAHO

Notary Public
In and For the State of Idaho, County of Bonner
Commission Expires: 9/17/18

358 E. Birch St., Ste. # 201
Colville, Washington 99114
31 Franklin St
Priest River Idaho, 83856

Telephone: (509) 684-6332
Fax: (509) 684-3475
Telephone: (208)448-2626
Fax: (208)448-2099


700 Rocking Chair Ln
Parcels (1 of 2)
Parcel #: RP56N05W214350A
Owner: Snider Trust
Acres: 160
Tax Code Area: 0250000
Last Assessed Value: $27520
Deed1: 837592 QC
Deed2: 386547 WD
Description: 107- Bare forest land
Legal Description: 21-56N-5W NW
NWSW
Angelina Way
Anita Ln
1:9027
Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**MH56N06W12870AA**
Site Address:	4116 Freeman Lk Rd Oldtown ID 83822 - 9599
Owner:	Armont, Gregrey S Donnelly, William J PO Box 21772 Mesa AZ 85277 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	0.00 Acres (0 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	
Levy:	250000 / 0.0054
Total Land Value:	$0.00
Total Impr Value:	$30,797.00
Total Value:	$30,797.00

Tax Information

Tax Year	Annual Tax
2019	$373.80
2018	$287.46
2017	$297.92

Legal

12-56N-6W 1975 COMMODORE 10 X 53

Land

Land Use:	546 - MH parcel on own ld not RP	Zoning:	
Land Categories:		Building Categories:	81 - MH 8-10-12 wide
Recreation:		School District:	

Assessor Categories

Category	Quantity	Value	Exemption
46		$1,980.00	$0.00
47		$28,817.00	$0.00

Improvement

Year Built:	1975 (2010)	Bathrooms:		Finished Sq Ft:	1,060
Stories:		Bedrooms:		Heat:	Undefined
A/C:	Yes	Garage:		Roof:	Aluminum sheet - Flat or Shed
Basement:		Carport:		Pool:	
Condition:	F	Fireplace:		Foundation:	

WD 827766

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
LEANTO	1990	1990	237	
LEANTO	1990	1990	288	
LEANTO	1990	1990	332	
LEANTO	1990	1990	360	
LEANTO	1990	1990	372	
LEANTO	1990	1990	600	
POLEBLDG	1990	1990	684	
POLEBLDG	1990	1990	840	
HAYCOVER	1990	1990	1,840	
POLEBLDG	1990	1990	3,600	
POLEBLDG	1990	1990	4,440	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
MISC	2010	2010		
ADDN	2010	2010		
LEANTO	2010	2010	352	
MHOME	1975	1975	530	424
MHOME	1975	1975	530	424

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W128700A**
Site Address:	4116 Freeman Lk Rd Oldtown ID 83822 - 9599
Owner:	Armont, Gregrey S Donnelly, William J PO Box 21772 Mesa AZ 85277 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	20.00 Acres (871,200 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3020
Levy:	250000 / 0.0054
Deeds:	827766 WD,545731 AC,544389 QC,516342 QC,490042 WD
Total Land Value:	$123,871.00
Total Impr Value:	$324,444.00
Total Value:	$448,315.00

Tax Information

Tax Year	Annual Tax
2019	$2,890.60
2018	$2,555.34
2017	$2,749.18

Legal

12-56N-6W TAX 15 1975 COMMODORE 10 X 53 MH JTWRS

Land

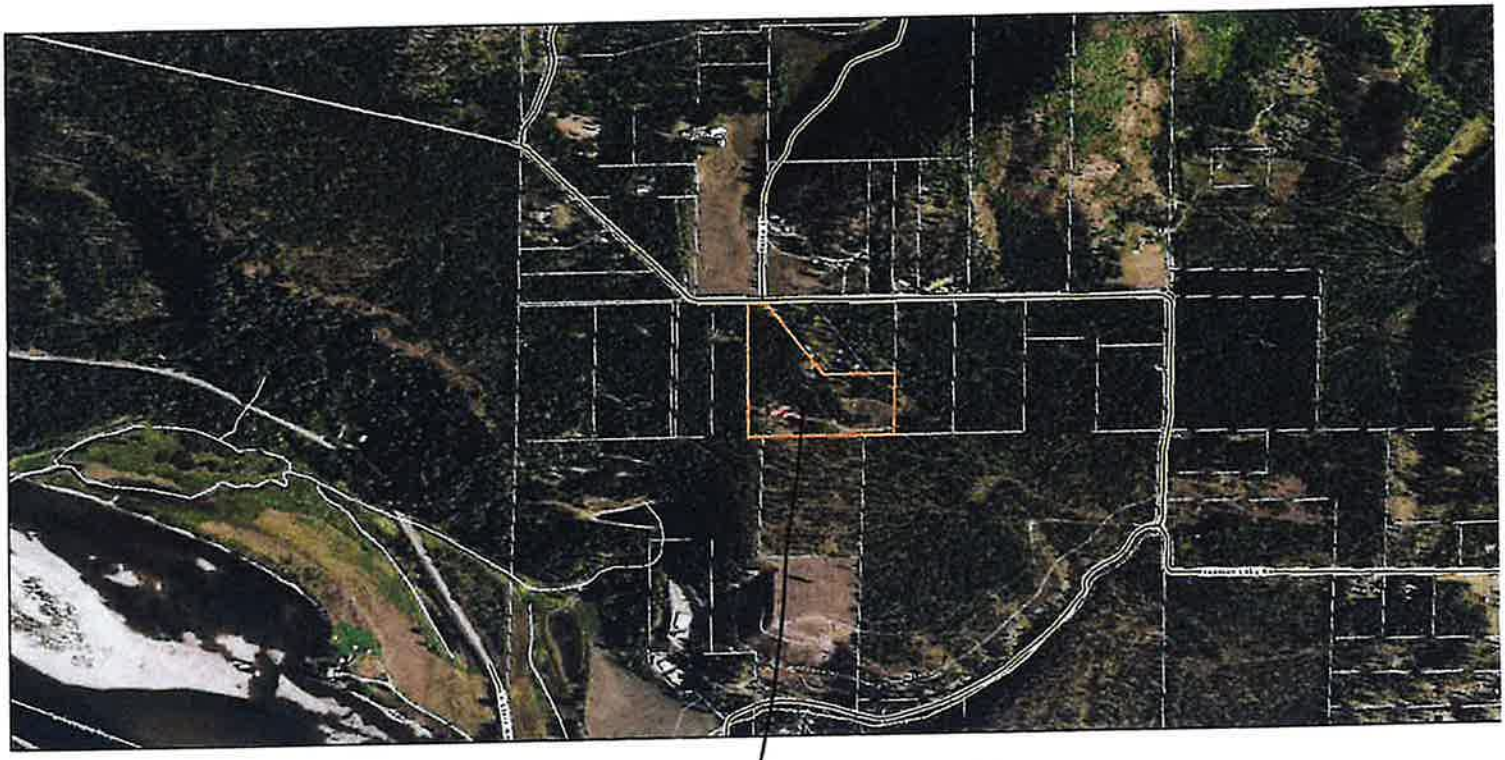
Land Use:	534 - Resid improv on cat 12
Land Categories:	12
Recreation:	
Zoning:	Rural 10
Building Categories:	25 - Two Story
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	20	$123,871.00	$0.00
32		$79,742.00	$0.00
34		$244,702.00	$0.00

Improvement

Year Built:	1990 (1990)	Bathrooms:	2	Finished Sq Ft:	4,556
Stories:	2	Bedrooms:	4	Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	F	Fireplace:	1	Foundation:	



Armonto

PLEASE RECORD & RETURN TO:
National Advantage Settlement SVC
329 Forest Grove Rd, Ste 201
Coraopolis, PA 15108

RECORDING REQUESTED BY:
Chicago Title Company
2220 Douglas Blvd Suite 170
Roseville, CA 95661
Escrow #76402210

~~When Recorded Mail Document~~
and Tax Statement
Gregrey S. Armont
William J. Donnelly
4116 Freeman Lake Road
Oldtown, ID 83822

Instrument # 827766
BONNER COUNTY, SANDPOINT, IDAHO
6-15-2012 11:57:05 No. of Pages: 3
Recorded for : NATIONAL ADVANTAGE
MARIE SCOTT Fee: 16.00
Ex-Officio Recorder Deputy
Index to: WARRANTY DEED

APN: RP 56N06W128700 A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FNTGAL-76402210

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR A VALUABLE CONSIDERATION, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GREG ARMONT, SINGLE**, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY to **GREGREY S. ARMONT, A SINGLE MAN AND WILLIAM J. DONNELLY, A SINGLE MAN, AS JOINT TENANTS**
, ("Grantee"), all right, title, interest and claim to the following real property in the County of **Bonner,** State of **Idaho** with the following legal description:

See Attached Exhibit "A"

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantees heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

EXECUTED this day of May 26, 2012

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DATED: May 26, 2012

Gregrey S. Armont

Gregrey S. Armont

William J. Donnelly

William J. Donnelly

STATE OF IDAHO
COUNTY OF BONNER)
ON May 26, 2012 before me,
DONNA J. HOLLIS, NOTARY Public
(here insert name and title of the officer), personally appeared Gregrey S. ARMONT AND William J DONNELLY,
personally known to me (or proved to me on the basis of satisfactory evidence) 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Donna J. Hollis (Seal)

My Commission expires 03-25-2014

DONNA J. HOLLIS
NOTARY
PUBLIC
STATE OF IDAHO

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Bonner, STATE OF Idaho, AND IS DESCRIBED AS FOLLOWS:

A TRACT IN SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 89°55'30" WEST, 86.62 FEET ALONG SOUTH LINE OF SAID SECTION; THENCE NORTH 00°21'07" WEST, 1299.53 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED RECORDED JUNE 14, 1995 AS INSTRUMENT NO. 303873, RECORDS OF BONNER COUNTY, IDAHO; THENCE SOUTH 29°02'20" EAST, 800.88 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN INSTRUMENT NO. 303873; THENCE NORTH 88°31'33" EAST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT AND EASTERLY EXTENSION THEREOF, 464.77 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID SECTION 12; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY MOBILE HOMES LOCATED UPON THE LAND.

Parcel ID: RP 56N06W128700 A

Commonly known as 4116 Freeman Lake Road, Oldtown, ID 83822
However, by showing this address no additional coverage is provided

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W200154A**
Site Address:	
	ID 83822
Owner:	Weaver, George C & Elin B
	615 Freeman Lk Rd
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 05W / 20
Parcel Size:	110.59 Acres (4,817,213 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	908590 QC,360867 D,
Total Land Value:	$102,464.00
Total Impr Value:	$614,540.00
Total Value:	$717,004.00

Tax Information

Tax Year	Annual Tax
2019	$4,274.92
2018	$3,600.10
0	$0.00

Legal

20-56N-5W TAX 11 WITHIN TCA 25 JTWRS

Land

Land Use:	131 - Land-ag/timb w/resid Imp	Zoning:	Rural 5
Land Categories:	3;4;6;10	Building Categories:	26 - Two Story w/basement
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
3	16.938	$16,023.00	$0.00
4	14	$5,866.00	$0.00
6	78.65	$41,125.00	$0.00
10	1	$39,450.00	$6,256.00
31		$591,096.00	$93,744.00
32		$23,444.00	$0.00

Improvement

Year Built:	1970 (1997)	Bathrooms:	5	Finished Sq Ft:	3,687
Stories:	2	Bedrooms:	5	Heat:	Electric baseboard
A/C:	Yes	Garage:	Attached 1,080 SqFt	Roof:	Comp sh to 235# - Complex
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

QCD 908590

D 360867

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	1970	1970	80	
SHEDGP	1970	1970	168	
SHEDGP	1970	1970	240	
POLEBLDG	1970	1970	527	
POLEBLDG	1970	1970	744	
QUONSET	1970	1970	900	
ATTGAR	0	0	1,080	
POLEBLDG	1970	1970	2,000	
POLEBLDG	1970	1970	2,700	

Instrument # 908590
Bonner County, Sandpoint, Idaho
07/24/2017 01:55:28 PM No. of Pages: 3
Recorded for: ELIN WEAVER
Michael W Rosedale Fee $16.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

QUITCLAIM DEED

Quitclaim Deed

For value received, George C. Weaver and Elin B. Weaver, convey and quitclaim to George C. Weaver and Elin B. Weaver, husband and wife, as joint tenants, with right of survivorship, all right, title and interest in the following described real estate. This document is for the purpose of a boundary line adjustment.

See attached legal description

George C. Weaver

Elin B. Weaver

Dated 7/24/17

State of Washington, County of Pend Oreille
I certify that I know or have satisfactory evidence that George & Elin Weaver are the individuals who appeared before me, and that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
Dated 07/24/2017

D. Nichole Phillips
Notary Public for Washington

My commission expires 03/26/2019

Notary Public
State of Washington
D NICHOLE PHILLIPS
Appointment Expires 03-26-2019

LEGAL DESCRIPTION
GEORGE AND ELIN WEAVER BOUNDARY LINE ADJUSTMENT
131.77 ACRE PARCEL

A Tract of Land located in a portion of the North Half of Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows; Commencing at the Southwest corner of the Northeast Quarter of said Section 20; thence N0°04'59"W along the West line of said Northeast Quarter a distance of 60.00 feet to a point, said point being the True Point of Beginning; thence N89°46'59"W parallel to and 60.00 feet North of the South line of said North Half of Section 20 a distance of 598.66 feet to a point on the Easterly right of way of Freeman Lake Road, a County Road; thence N6°07'37"W along said right of way a distance of 1272.70 feet to an intersection with the South line of the N1/2-NW1/4 of said Section 20, said point being the Southwest corner of that parcel of land described in Warranty Deed Instrument number 759099, records of Bonner County, Idaho; thence N74°45'03"E along the South line of said parcel a distance of 759.09 feet to the Southeast corner of said parcel, said point being on the West line of said Northeast Quarter; thence N6°30'09"E along the East line of said parcel a distance of 1133.47 feet to a point on the North line of said Northeast Quarter, said point being S89°28'49"E a distance of 130.00 feet from the Northwest corner of said Northeast Quarter; Thence S89°28'49"E along said North line a distance of 1845.72 feet to the Northeast corner of the W1/2-NE1/4-NE1/4 of said Section 20; thence S0°04'23"E along the East line of said W1/2-NE1/4-NE1/4 and along the East line of the W1/2-SE1/4-NE1/4 a distance of 2584.26 feet to a point that is N0°04'23"W a distance of 60.00 feet from the Southeast corner of said W1/2-SE1/4-NE1/4; thence N89°46'59"W parallel to and 60.00 feet North of the South line of said Northeast Quarter of Section 20 a distance of 1247.91 feet; thence N0°04'35"W a distance of 300.00 feet; thence N89°46'59"W a distance of 727.30 feet to a point on the West line of said Northeast Quarter of Section 20; thence S0°04'59"E along said West line a distance of 300.00 feet to the True Point of Beginning.
Said Parcel contains approximately 131.77 acres.

PROFESSIONAL LAND SURVEYOR
REGISTERED
6107
7-7-11
STATE OF IDAHO
LANCE G MILLER

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W204353A**
Site Address:	Freeman Lk Rd
	Oldtown ID 83822
Owner:	Weaver, George C & Elin B
	615 Freeman Lk Rd
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 05W / 20
Parcel Size:	22.09 Acres (962,328 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	950000 / 0.0062
Deeds:	908590 QC,360867 D,
Total Land Value:	$56,824.00
Total Impr Value:	$182,437.00
Total Value:	$239,261.00

Tax Information

Tax Year	Annual Tax
2019	$1,828.32
2018	$1,979.56
0	$0.00

Legal

20-56-5W TAX 11 IN TCA 95 JTWRS

already in district

Land

Land Use:	131 - Land-ag/timb w/resid Imp	Zoning:	Rural 5
Land Categories:	3;6;10	Building Categories:	11 - One Story
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
3	16.912	$15,999.00	$0.00
6	4.18	$1,375.00	$0.00
10	1	$39,450.00	$0.00
31		$182,437.00	$0.00

Improvement

Year Built:	2008 (2008)	Bathrooms:	1	Finished Sq Ft:	
Stories:		Bedrooms:	1	Heat:	Wall units
A/C:	Yes	Garage:	Attached 380 SqFt	Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
ATTGAR	0	0	380	

QCD 908591
D 360867

Instrument # 908591
Bonner County, Sandpoint, Idaho
07/24/2017 01:55:28 PM No. of Pages: 4
Recorded for: ELIN WEAVER
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

QUITCLAIM DEED

Quitclaim Deed

For value received, George C. Weaver and Elin B. Weaver, convey and quitclaim to Jeremiah L. Weaver, a married man, as his sole and separate property, all right, title and interest in the following described real estate. This document is for the purpose of a boundary line adjustment.

See attached legal description and easement

George C. Weaver

Elin B. Weaver

Dated 7/24/17

State of Washington, County of Pend Oreille
I certify that I know or have satisfactory evidence that George & Elin Weaver are the individuals who appeared before me, and that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
Dated 07/24/2017

D. Nichole Phillips
Notary Public for Washington

My commission expires 03/26/2019

Notary Public
State of Washington
D NICHOLE PHILLIPS
Appointment Expires 03-26-2019

LEGAL DESCRIPTION
GEORGE AND ELIN WEAVER BOUNDARY LINE ADJUSTMENT
5 ACRE PARCEL

A Tract of Land located in a portion of the Northeast Quarter of Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows; Commencing at the Southwest corner of said Northeast Quarter of Section 20; thence N0°04'59"W along the West line of said Northeast Quarter a distance of 60.00 feet to a point, said point being the True Point of Beginning; thence continuing N0°04'59"W along said West line a distance of 300.00 feet; thence S89°46'59"E parallel to the South line of said Northeast Quarter a distance of 727.30 feet; thence S0°04'35"E a distance of 300.00 feet ; thence N89°46'59"W parallel to and 60.00 feet North of said South line of the Northeast Quarter a distance of 727.27 feet to the True Point of Beginning.
Said Parcel contains 5.0 acres.

PROFESSIONAL LAND SURVEYOR
REGISTERED
6107
7-1-17
STATE OF IDAHO
LANCE G. MILLER

LEGAL DESCRIPTION
GEORGE AND ELIN WEAVER
5 ACRE PARCEL - INGRESS, EGRESS AND UTILITY EASEMENT

An Easement for ingress, egress and utilities twenty feet in width located in a portion of the Northwest Quarter of Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows;
Commencing at the Southeast corner of said Northwest Quarter of Section 20; thence N0°04'59"W along the East line of said Northwest Quarter a distance of 60.00 feet to a point, said point being the True Point of Beginning; thence N89°46'59"W parallel to and 60.00 feet North of the South line of said Northwest Quarter a distance of 598.66 feet to a point on the Easterly right of way of Freeman Lake Road, a County Road; thence N6°07'37"W along said Easterly right of way a distance of 20.12 feet; thence leaving said right of way S89°46'59"E a distance of 600.78 feet to a point on said East line of the Northwest Quarter; thence S0°04'59"E along said East line a distance of 20.00 feet to the True Point of Beginning.

PROFESSIONAL LAND SURVEYOR
REGISTERED
6107
7-7-17
STATE OF IDAHO
LANCE G MILLER

360867

DEED

THIS DEED, made by GEORGE J. LEE, as personal representative of the estate of CECIL J. LEE, deceased, and SANDRA J. SHERWIN, a married woman dealing with her sole and separate property, Grantors, to GEORGE C. WEAVER and ELIN B. WEAVER, husband and wife, Grantees, whose address is 4777 Chena Hot Springs Road, Fairbanks, Alaska 99712.

WHEREAS, George J. Lee is the qualified personal representative of said estate, filed as Probate Number 24914, in Bonner County, Idaho and such estate is owner of an undivided 3/4 interest in the property, and,

WHEREAS, Sandra J. Sherwin is owner of the other undivided 1/4 interest,

NOW THEREFORE, for valuable consideration received, Grantors sell and convey to Grantees the following described real property in Bonner County, Idaho:

> The W½E½NE¼, W½NE¼, and that portion of the SE¼NW¼ lying east of the county road, in Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho;
>
> EXCEPT the South 60 feet thereof.

Subject to:

1. General taxes for the year 1989, which are a lien, not yet due or payable.
2. Right of Way of public road, being a strip of land 100 feet wide and a strip of land 66 feet wide, as granted by Humbird Lumber Company to Bonner County, Idaho; filed April 5, 1929 and recorded in Book 47 of Deeds, Page 298, records of Bonner County, Idaho.
3. Real Estate Mortgage, dated (no date), executed by the Estate of Cecil J. Lee, c/o George J. Lee, Personal Representative, Mortgagor, to Sandra J. Sherwin, a married woman dealing with her sole and separate property, Mortgagee, to secure payment of $15,000 together with interest and any other

EXECUT:

FILED BY ____ BOOK ____ PAGE ____ FEE 8.00

'89 APR 25 PM 2 52

CLIFFO... AUDIT

STATE

County

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360867

obligations secured thereby; recorded May 4, 1987 as Instrument No. 334352, records of Bonner County, Idaho. (Includes Other Property)

EXECUTED this 29th day of April, 1989.

George J. Lee
George J. Lee, Personal Representative of the estate of Cecil J. Lee, deceased

Sandra J. Sherwin
Sandra J. Sherwin

FILED BY [illegible] BOOK ___ PAGE ___ FEE 6.00
'89 APR 25 PM 2 52
CLIFFORD D. CHAPIN
RECORDER OF BONNER COUNTY BY [illegible] DEP.

STATE OF IDAHO)
) ss
County of Bonner)

On this 29th day of April, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared GEORGE J. LEE, known to me to be the person whose name is subscribed to the within instrument as personal representative of the estate of Cecil J. Lee, and acknowledged to me that he executed the same as such personal representative.

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
State of Idaho
Residing at Sandpoint

DEED—2

STATE O:
County
On
undersi
appeare
name is
me that
IN
my offi
written

DEED--3

360867

STATE OF COLORADO)
) ss
County of El Paso)

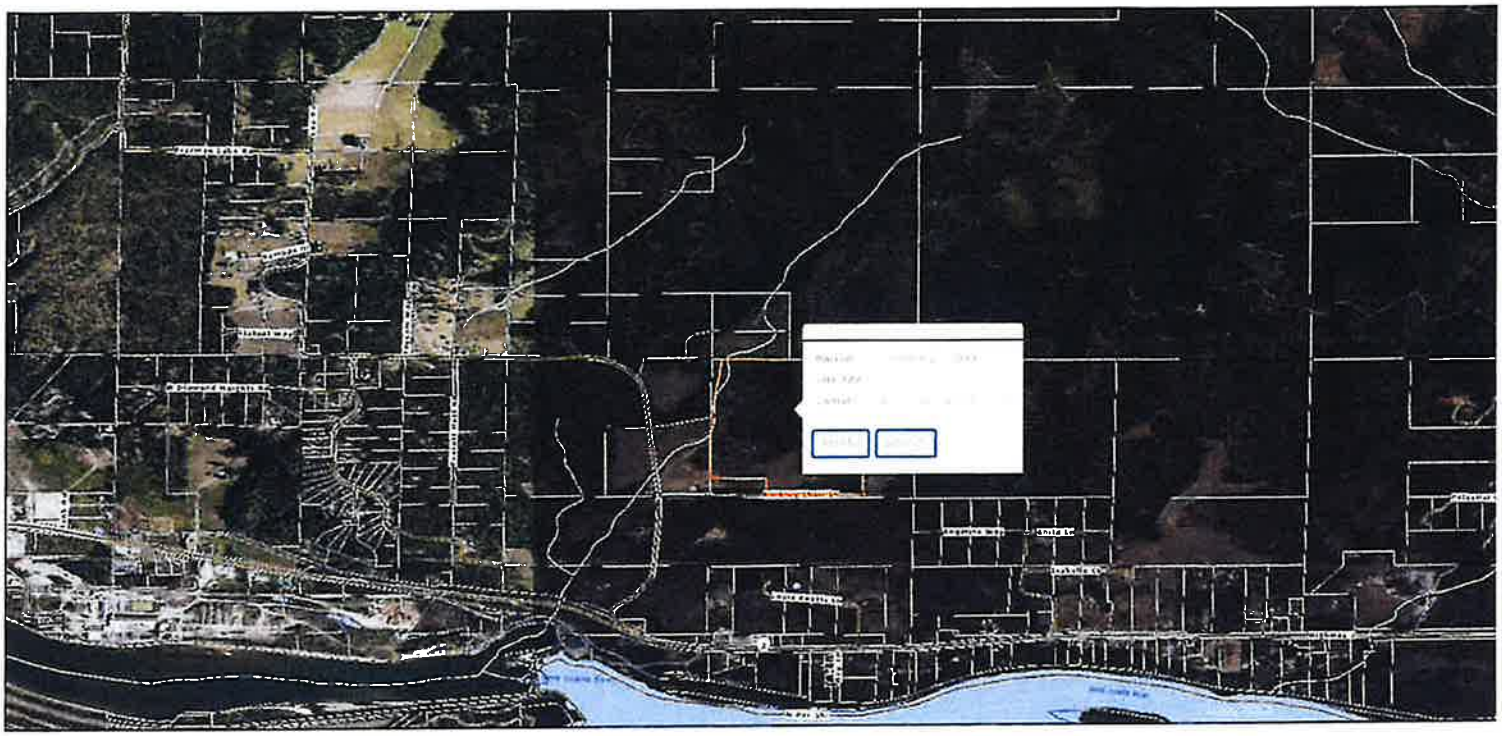
On this 17th day of April, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared SANDRA J. SHERWIN, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

My Commission Expires Feb. 25, 1992

Notary Public
State of Colorado
Residing at

MARVIN P. JONE
911 MOLLAND PK.
COLORADO SPGS.,CO 8090



guy wire
Elm

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W201600A**
Site Address:	7 Rocking Chair Ln
	Oldtown ID 83822
Owner:	Weaver, Jeremiah L
	PO Box 1457
	Newport WA 99156 - 1457
Twn/Range/Section:	56N / 05W / 20
Parcel Size:	5.00 Acres (217,800 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	908591 QC,360867 D,
Total Land Value:	$53,338.00
Total Impr Value:	$112,319.00
Total Value:	$165,657.00

Tax Information

Tax Year	Annual Tax
2019	$1,418.83
2018	$1,222.99
2017	$0.00

Legal

20-56N-5W TAX 12

Land

Land Use:	534 - Resid improv on cat 12
Land Categories:	12
Recreation:	
Zoning:	Rural 5
Building Categories:	25 - Two Story
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	5	$53,338.00	$0.00
32		$2,033.00	$0.00
34		$110,286.00	$0.00

Improvement

Year Built:	2006 (2013)	Bathrooms:	1	Finished Sq Ft:	
Stories:		Bedrooms:	2	Heat:	Wall units
A/C:	Yes	Garage:	Attached 1,036 SqFt	Roof:	Comp sh to 235# - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	2013	2013	64	
LEANTO	2013	2013	280	
ATTGAR	2006	2006	1,036	

 QCD 908591

Instrument # 908591
Bonner County, Sandpoint, Idaho
07/24/2017 01:55:28 PM No. of Pages: 4
Recorded for ELIN WEAVER
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

QUITCLAIM DEED

Quitclaim Deed

For value received, George C. Weaver and Elin B. Weaver, convey and quitclaim to Jeremiah L. Weaver, a married man, as his sole and separate property, all right, title and interest in the following described real estate. This document is for the purpose of a boundary line adjustment.

See attached legal description and easement

George C. Weaver

Elin B. Weaver

Dated 7/24/17

State of Washington, County of Pend Oreille
I certify that I know or have satisfactory evidence that George & Elin Weaver are the individuals who appeared before me, and that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
Dated 07/24/2017

D. Nichole Phillips
Notary Public for Washington

My commission expires 03/26/2019

Notary Public
State of Washington
D NICHOLE PHILLIPS
Appointment Expires 03-26-2019

LEGAL DESCRIPTION
GEORGE AND ELIN WEAVER BOUNDARY LINE ADJUSTMENT
5 ACRE PARCEL

A Tract of Land located in a portion of the Northeast Quarter of Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows; Commencing at the Southwest corner of said Northeast Quarter of Section 20; thence N0°04'59"W along the West line of said Northeast Quarter a distance of 60.00 feet to a point, said point being the True Point of Beginning; thence continuing N0°04'59"W along said West line a distance of 300.00 feet; thence S89°46'59"E parallel to the South line of said Northeast Quarter a distance of 727.30 feet; thence S0°04'35"E a distance of 300.00 feet ; thence N89°46'59"W parallel to and 60.00 feet North of said South line of the Northeast Quarter a distance of 727.27 feet to the True Point of Beginning.
Said Parcel contains 5.0 acres.

LEGAL DESCRIPTION
GEORGE AND ELIN WEAVER
5 ACRE PARCEL - INGRESS, EGRESS AND UTILITY EASEMENT

An Easement for ingress, egress and utilities twenty feet in width located in a portion of the Northwest Quarter of Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows;
Commencing at the Southeast corner of said Northwest Quarter of Section 20; thence N0°04'59"W along the East line of said Northwest Quarter a distance of 60.00 feet to a point, said point being the True Point of Beginning; thence N89°46'59"W parallel to and 60.00 feet North of the South line of said Northwest Quarter a distance of 598.66 feet to a point on the Easterly right of way of Freeman Lake Road, a County Road; thence N6°07'37"W along said Easterly right of way a distance of 20.12 feet; thence leaving said right of way S89°46'59"E a distance of 600.78 feet to a point on said East line of the Northwest Quarter; thence S0°04'59"E along said East line a distance of 20.00 feet to the True Point of Beginning.

PROFESSIONAL LAND SURVEYOR
REGISTERED
6107
7-7-17
STATE OF IDAHO
LANCE G. MILLER

Foremichael

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W175700A**
Site Address:	1337 Freeman Lk Rd
	Oldtown ID 83822 - 9592
Owner:	Dockins, Brian L & Cynthia L
	PO Box 15770
	Oldtown ID 83822 - 1577
Twn/Range/Section:	56N / 05W / 17
Parcel Size:	20.07 Acres (874,249 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Total Land Value:	$66,204.00
Total Impr Value:	$323,756.00
Total Value:	$389,960.00

Tax Information

Tax Year	Annual Tax
2019	$1,972.84
2018	$1,599.52
2017	$1,378.90

Legal

17-56N-5W GOV LOT 3 LESS N 627FT

Land

Land Use:	131 - Land-ag/timb w/resid Imp	Zoning:	Agricultural/Forestry 10
Land Categories:	7;10	Building Categories:	12 - One Story w/ basement
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	11.018	$1,322.00	$0.00
10	9.052	$64,882.00	$12,156.00
31		$285,081.00	$87,844.00
32		$38,675.00	$0.00

Improvement

Year Built:	1985 (1994)	Bathrooms:	3	Finished Sq Ft:	2,852
Stories:	1	Bedrooms:	4	Heat:	Forced hot air
A/C:	Yes	Garage:	Attached 576 SqFt	Roof:	Comp sh to 235# - Gable
Basement:	1,212 SqFt	Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
PAV	1994	1994		
LEANTO	1985	1985	220	
LEANTO	1985	1985	364	
POLEBLDG	1985	1985	512	
POLEBLDG	1985	1985	512	
ATTGAR	0	0	576	
FLATBARN	1985	1985	1,020	
FLATBARN	1990	1990	1,440	

Dakins

1337 Freeman Lake Rd

AFTER RECORDING MAIL TO:

Gary Finney
attorney at law
212 N First Suite 100
Sandpoint, ID 83864

402287

WARRANTY DEED

R.L.S. KNOW ALL MEN BY THESE PRESENTS, that Grantors, RALPH L. SWANNACK and IDA SWANNACK, husband and wife, for value and consideration received, do hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantees, BRIAN L. DOCKINS and CYNTHIA L. DOCKINS, husband and wife, of Route 2, Box 372-A, Oldtown, Idaho 83822, the following described real property situated in the County of Bonner, State of Idaho, to-wit:

Government Lot 4 less the South 696.8 feet thereof; and Government Lot 3 less the North 627 feet thereof, all in Section 17, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho.

TOGETHER WITH AND SUBJECT TO an easement sixty feet (60') wide for ingress, egress and utilities, the centerline of which is described as follows:

Beginning at a point on the North line of the right of way of the Freeman Lake County Road, 10 feet West of the East line of Section 18, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho; thence North 1°11'12" East on a line parallel to the said section line a distance of 1615.12 feet; thence North 56°23'35" East 371.56 feet to the South line of the North 627 feet of Government Lot 3 of Section 17, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho.

SUBJECT TO an easement and conditions contained therein in favor of D.A.W. Forest Products Co., for a non-exclusive perpetual easement for access to lands and timber, which the Grantee or its successors may own, recorded January 16, 1987 as Instrument No. 330161, records of Bonner County, Idaho.

SUBJECT TO an easement and conditions contained therein in favor of The State of Idaho, for a permanent easement for the purpose of reconstructing, maintaining and using a road, recorded May 9, 1988, as Instrument No. 348445, records of Bonner County, Idaho.

RESERVING, in favor of Grantors and their adjoining real estate, the present water useage right and the collection box, holding tank and underground water line for the water system as

402287

it now exists, and the right to keep, repair and maintain said system to divert water for household domestic use for Grantors' residential adjoining property. The Grantors only reserve the water and system as presently in use, and Grantors specifically convey all further water, water useage and water rights to the Grantees as Grantors acknowledge that Grantees intend to make use of the waters in conjunction with their domiciliary use of the real estate.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

AND the above named Grantors hereby covenant that the above described premises are free from all encumbrances, and that they and their heirs, executors and assigns, will warrant and defend the above premises against all lawful claims and demands whatsoever, EXCEPT easements and rights of way existing or of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this 3rd day of March, 1992.

FILED Sandpoint Title Insurance
DATE 3-5-92 TIME 11:23
MARIE SCOTT,
RECORDER of BONNER COUNTY
BY Roberts DEPUTY
FEES 6.00

Ralph L. Swannack
RALPH L. SWANNACK
R.L.S.

Ida Swannack
IDA SWANNACK

STATE OF IDAHO)
: ss.
County of Bonner)

On this 3rd day of March, 1992, before me, the undersigned Notary Public, personally appeared RALPH L. SWANNACK R.L.S. and IDA SWANNACK, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Kette A. Eberhart
Notary Public - State of Idaho
Residing at Bonners Ferry
My commission expires: 7-19-97

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W178560A**
Site Address:	973 Freeman Lk Rd Oldtown ID 83822 - 9296
Owner:	Helming Trust Helming, Robert E Trustee 325 Arden Rd Menlo Park CA 94025 -
Twn/Range/Section:	56N / 05W / 17
Parcel Size:	18.64 Acres (811,958 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	956207 WD,904630 WD,864424 QC,759099 WD,453553 WD
Total Land Value:	$104,142.00
Total Impr Value:	$435,191.00
Total Value:	$539,333.00

Tax Information

Tax Year	Annual Tax
2019	$3,443.72
2018	$3,089.72
2017	$2,534.86

Legal

17-56N-5W GOV LOT 6 LESS E 292.16FT & S 530FT

Land

Land Use:	534 - Resid improv on cat 12	Zoning:	Agricultural/Forestry 10
Land Categories:	12	Building Categories:	26 - Two Story w/basement
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	18.64	$104,142.00	$0.00
34		$435,191.00	$0.00

Improvement

Year Built:	1995 (1995)	Bathrooms:	3	Finished Sq Ft:	3,999
Stories:	2	Bedrooms:	5	Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Comp sh to 235# - Gable
Basement:	1,301 SqFt	Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

WD 956207

78560A Helming Trust

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W178710A**
Site Address:	Black Rock Ranch Priest River ID 83856
Owner:	Helming Trust Helming, Robert E Trustee 325 Arden Rd Menlo Park CA 94025 -
Twn/Range/Section:	56N / 05W / 17
Parcel Size:	10.97 Acres (477,853 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	956207 WD,904630 WD,759099 WD,435040 MC,
Total Land Value:	$57,859.00
Total Impr Value:	$0.00
Total Value:	$57,859.00

Tax Information

Tax Year	Annual Tax
2019	$308.46
2018	$353.88
2017	$93.55

Legal

17-56N-5W S 530FT OF GOV LOT 6 LESS E 292.16FT

Land

Land Use:	512 - Land Resid rural tract vac	Zoning:	Agricultural/Forestry 10
Land Categories:	12	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	10.97	$57,859.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

WD 956207

Instrument # 956207
Bonner County, Sandpoint, Idaho
04/27/2020 12:15:53 PM No. of Pages: 4
Recorded for: TITLEONE
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy rflaherty
Index to: WARRANTY DEED

TitleOne
a title & escrow co.

Order Number: 20356653

Warranty Deed

For value received,

Patrick Scott Gardenhour also known as Patrick S. Gardenhour and also known as Scott Gardenhour, Trustees of the Gardenhour Trust dated June 4, 2014

the grantor, does hereby grant, bargain, sell, and convey unto

Robert E, Helming, as Trustee of the Helming Survivor's Trust UTD 2/1/08

whose current address is 325 Arden Rd. Menlo Park, CA 94025

the grantee, the following described premises, in Bonner County, Idaho, to wit:

Parcel 1:

Government Lot 6 of Section 17, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho.

EXCEPT the East 292.16 feet.

That portion of Government Lot 5, Section 17, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at the South Quarter corner of said Section;

Thence South 89°50'06" West (record North 88°43' West), 330 feet along the South line of said section;

Thence North 00°16'28" West (record North 00°04' West), 330 feet;

Thence North 37°40'21" East, 178.34 feet;

Thence North 74°48'39" East, 228.01 feet to the East line of Government Lot 5;

Thence South 00°16'28" East, (record South 00°04' East) 530 feet to the point of beginning.

That part of the Northeast Quarter of the Northwest Quarter of Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, lying East of the Freeman Lake County Road.

EXCEPT beginning at the Southwest corner of Government Lot 5, Section 17, which said point is also on the North line of Section 20, thence North 89°50'06" East, 466.61 feet along the North line of said Section 20;

Thence South 7°24'14" West, 281.52 feet to an existing fence corner;

Thence South 5°42'33" East, 186.69 feet along an existing fence line to the North right of way of the county road which said point is on a left hand curve the centerline of which has a central angle of 83°55'00" and a radius of 792.47 feet, thence Northwesterly along said curve, a distance of 750.74 feet to the intersection of said curve and the North line of Section 20, thence North 89°50'06" East 108.30 feet along the North line of said section to the point of beginning.

ALSO EXCEPT beginning at the Southeast corner of the Northeast Quarter of the Northwest Quarter;

Thence North 00°04'59" West along the East line of the Northeast Quarter of the Northwest Quarter a distance of 200.00 feet;

Thence South 74°45'03" West, 759.09 feet to the intersection of the East right of way of the county road and the South line of the Northeast Quarter of the Northwest Quarter;

Thence South 89°58'23" East along said South line a distance of 732.66 feet to the point of beginning.

PARCEL II:

That portion of the Northwest Quarter of the Northeast Quarter of Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at a point on the West line of the Northwest Quarter of the Northeast Quarter which is North 00°04'59" West, 200.00 feet from the Southwest corner of the Northwest Quarter of the Northeast Quarter;

Thence North 00°04'59" West along the West line of the Northwest Quarter of the Northeast Quarter a distance of 1127.36 feet to the North one-quarter corner of said Section;

Thence South 89°28'49" East along the North line of said Section a distance of 130.00 feet;

Thence South 6°30'09" West, 1133.47 feet to the point of beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations,

general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: 4/23/, 2020

The Gardenhour Trust dated June 4, 2014

Patrick Scott Gardenhour, Trustee

State of Idaho, County of Bonner, ss.

On this 23rd day of APRIL in the year of 2020, before me, the undersigned, a notary public in and for said state personally appeared PATRICK SCOTT GARDENHOUR, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of THE GARDENHOUR TRUST DATED JUNE 4, 2014 and acknowledged to me that he/she executed the same as trustee.

Jessica Skiles

Notary Public
Residing In: Sandpoint, ID
My Commission Expires: 8-22-25
(seal)

JESSICA SKILES
COMMISSION #20191958
NOTARY PUBLIC
STATE OF IDAHO

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W178554A**
Site Address:	973 Freeman Lk Rd
	Oldtown ID 83822 - 9296
Owner:	Helming Trust Helming, Robert E Trustee
	325 Arden Rd
	Menlo Park CA 94025 -
Twn/Range/Section:	56N / 05W / 17
Parcel Size:	2.50 Acres (108,900 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	950000 / 0.0062
Deeds:	956207 WD,904630 WD,759099 WD,435040 MC,
Total Land Value:	$32,772.00
Total Impr Value:	$0.00
Total Value:	$32,772.00

Tax Information

Tax Year	Annual Tax
2019	$171.96
2018	$197.84
2017	$21.16

Legal

17-56N-5W TAX 1 & 2

in district

Land

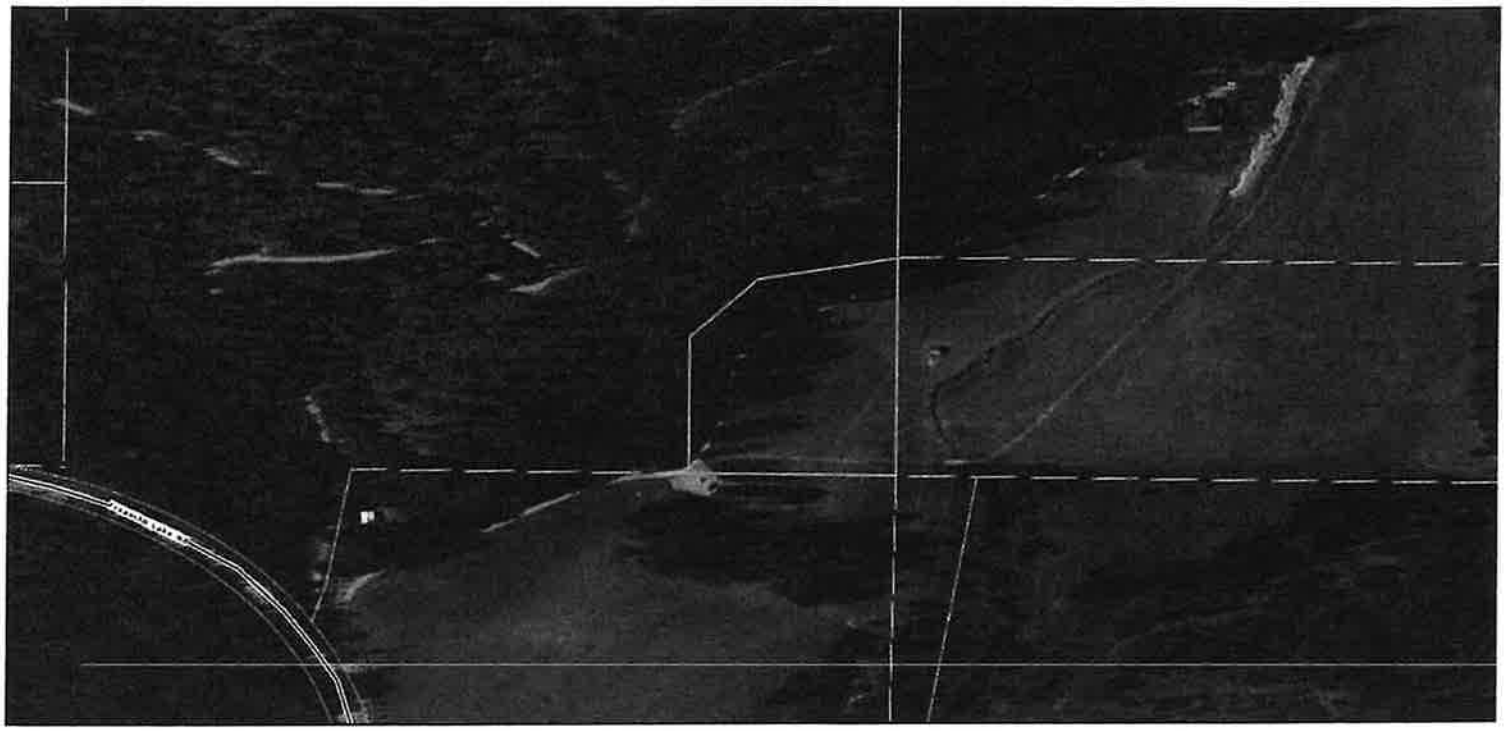
Land Use:	512 - Land Resid rural tract vac	Zoning:	Agricultural/Forestry 10
Land Categories:	12	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	2.5	$32,772.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	



178 554A Helming Twist

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W202405A**
Site Address:	971 Freeman Lk Rd
	Oldtown ID 83822 - 9296
Owner:	Helming Trust Helming, Robert E Trustee
	325 Arden Rd
	Menlo Park CA 94025 -
Twn/Range/Section:	56N / 05W / 20
Parcel Size:	24.72 Acres (1,076,716 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	950000 / 0.0062
Deeds:	956207 WD,904630 WD,759099 WD,435040 MC,
Total Land Value:	$127,554.00
Total Impr Value:	$137,887.00
Total Value:	$265,441.00

Tax Information

Tax Year	Annual Tax
2019	$1,809.98
0	$0.00
0	$0.00

Legal

20-56N-5W NENW E OF CO RD LESS TAX 8 & 9

Land

Land Use:	534 - Resid improv on cat 12	Zoning:	Rural 5
Land Categories:	12	Building Categories:	11 - One Story
Recreation:		School District:	83 - Bonner School

Assessor Categories

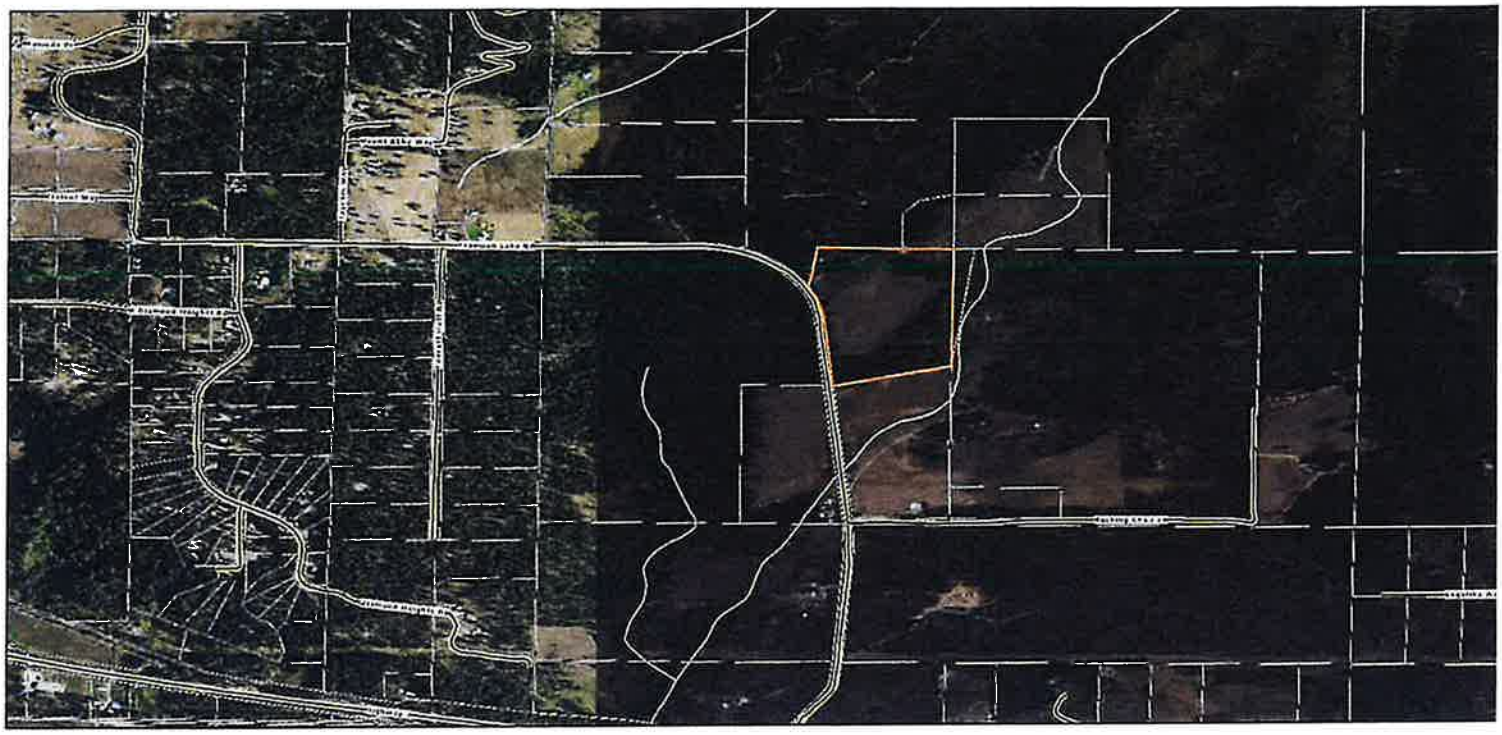
Category	Quantity	Value	Exemption
12	24.718	$127,554.00	$0.00
32		$92,453.00	$0.00
34		$45,434.00	$0.00

Improvement

Year Built:	2007 (2015)	Bathrooms:	1	Finished Sq Ft:	440
Stories:	1	Bedrooms:	1	Heat:	No heat-wood stove/insert
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	2015	2015	1,080	
FLATBARN	2007	2007	3,780	



202405A

Helmig Trust

West Pend Oreille Fire District

Page 2

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax (208) 263-5890

Parcel Information

Parcel #:	**RP031010000030A**
Site Address:	4254 Freeman Lk Rd
	Oldtown ID 83822 - 9599
Owner:	Noble, Keith & Sarah
	4322 Freeman Lk Rd
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	6.21 Acres (270,551 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	Hatchers Acres
Census Tract/Block:	950500 / 3021
Levy:	250000 / 0.0054
Deeds:	942072 QC,827442 QC,749774 QC,749773 PR,363189 WD
Total Land Value:	$44,055.00
Total Impr Value:	$0.00
Total Value:	$44,055.00

Tax Information

Tax Year	Annual Tax
2019	$246.96
2018	$278.44
2017	$298.62

Legal

12-56N-6W HATCHER'S ACRES TRACT 3

Land

Land Use:	515 - Land resid rural subdv vac	Zoning:	Rural 10
Land Categories:	15	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
15	6.211	$44,055.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Instrument # 942072
Bonner County, Sandpoint, Idaho
07/23/2019 12:33.42 PM No. of Pages: 4
Recorded for SARAH NOBLE
Michael W Rosedale Fee: $15.00
Ex-Officio Recorder Deputy CB
Index to QUIT CLAIM DEED

Quitclaim Deed

RECORDING REQUESTED BY _____
AND WHEN RECORDED MAIL TO:
_____, Grantee(s)
_____
_____

Consideration: $_____
Property Transfer Tax: $_____
Assessor's Parcel No.: RP03101000030A
PREPARED BY: _____ certifies herein that he or she has prepared this Deed.

Steven W Reiber
Signature of Preparer

Date of Preparation

Steven W. Reiber
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on _____ in the County of Bonner, State of Idaho
by Grantor(s), Sandra E Reiber & Steven W. Reiber,
whose post office address is 1224 W. Bellwood Dr Spokane, Wa.
to Grantee(s), Keith & Sarah Noble
whose post office address is 4322 Freeman Lake Rd. Old Town, Id

WITNESSETH, that the said Grantor(s), Sandra E Reiber & Steven W Reiber
for good consideration and for the sum of _____
($_____) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Bonner, State of Idaho and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Sandra Reiber	Steven W Reiber
Signature of Grantor	Signature of Second Grantor (if applicable)
Sandra Reiber	Steven W Reiber
Print Name of Grantor	Print Name of Second Grantor (if applicable)
Signature of First Witness to Grantor(s)	Signature of Second Witness to Grantor(s)
Print Name of First Witness to Grantor(s)	Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee	Signature of Second Grantee (if applicable)
Print Name of Grantee	Print Name of Second Grantee (if applicable)
Signature of First Witness to Grantee(s)	Signature of Second Witness to Grantee(s)
Print Name of First Witness to Grantee(s)	Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Washington

County of Spokane

On 7-23-19, before me, Ethelivy Cummings, a notary public in and for said state, personally appeared, Sandra Reiber, Steven Reiber

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID Washington Driver License (Seal)

ETHELIVY CUMMINGS
Notary Public
State of Washington
My Appointment Expires
Apr 8, 2021

Exhibit A

Filed for Record at Request of:

ERIC J. SACHTJEN, ESQ.
Workland & Witherspoon, PLLC
601 West Main Avenue, Suite 714
Spokane, WA 99201-0677

Instrument # 827442
BONNER COUNTY, SANDPOINT, IDAHO
8-8-2012 02:51:25 No. of Pages: 2
Recorded for : WORKLAND & WITHERSPOON
MARIE SCOTT Fee: 13.00
Ex-Officio Recorder Deputy CB
Index to: QUIT CLAIM DEED

QUIT CLAIM DEED

FOR VALUE RECEIVED, the undersigned Grantor, **KELLY J. NELSON, as Trustee of the Lois C. Ginter Idaho Realty Trust, an Idaho Trust,** for which a Registration of Trust was filed with the District Court of the First Judicial District of the State of Idaho, in and for the County of Bonner on or about December 2, 2011, does hereby pursuant to a Trust and Estate Dispute Resolution Agreement that was filed with District Court of the First Judicial District of the State of Idaho, in and for the County of Bonner on or about February 17, 2012, and with the Superior Court of the State of Washington In and For the County of Spokane on or about February 16, 2012, with respect to the Estate of Lois C. Ginter, deceased, Spokane County Superior Court Cause Number 09401554-8, does hereby convey, release, remise, and forever quit claim unto **SANDRA E. REIBER, whose current address is 1224 West Bellwood Drive, Spokane, Washington 99218,** all right, title and interest in the following described property situated in Bonner County, Idaho, to-wit:

Tract 3 of Hatchers Acres, according to the plat thereof, recorded in Book 4 of Plats, Page 84, records of Bonner County, Idaho

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining.

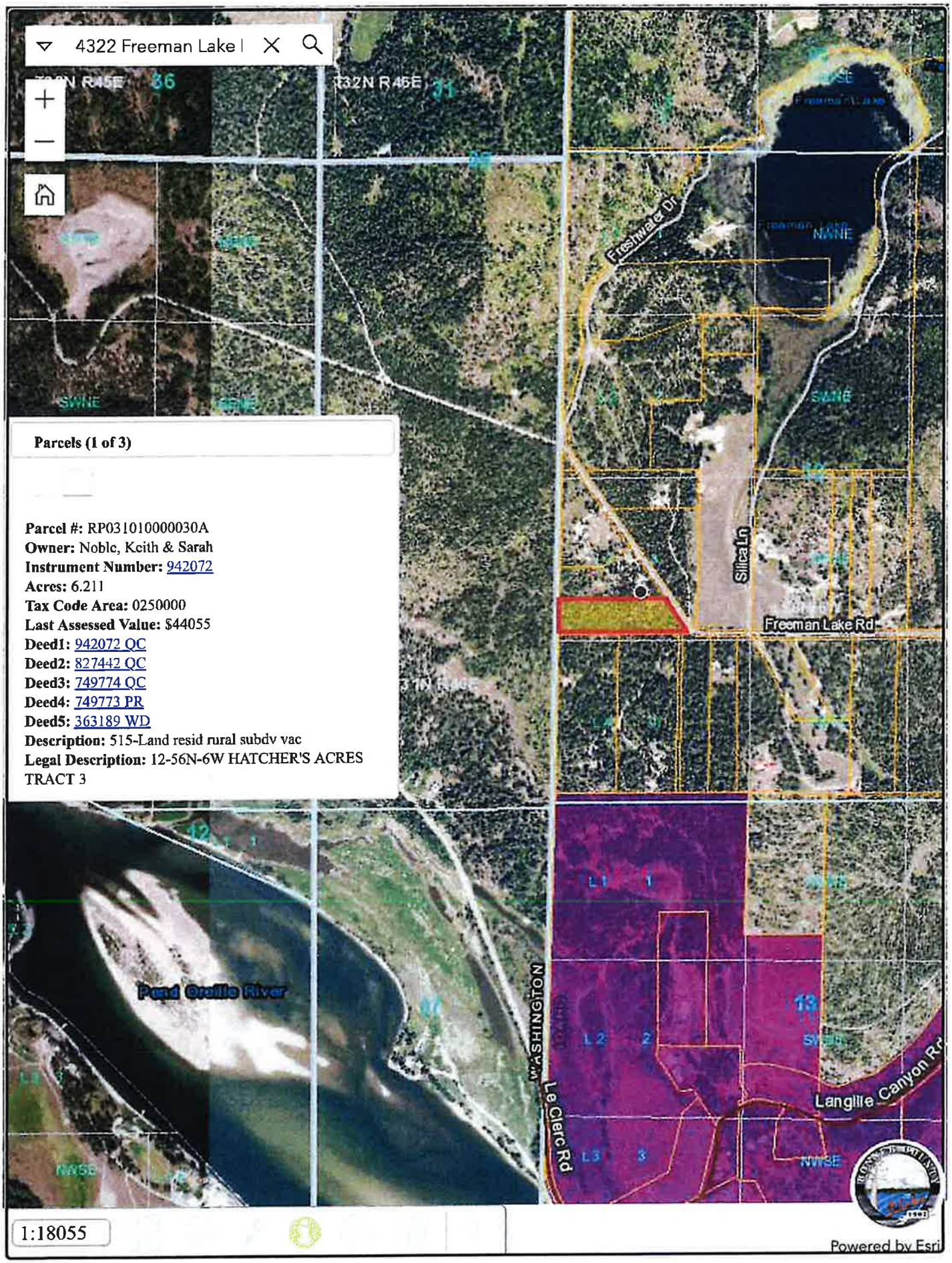
SUBJECT to covenants, conditions, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 29th day of May, 2012.

LOIS C. GINTER IDAHO REALTY TRUST

Kelly J. Nelson

KELLY J. NELSON, Trustee



Parcels (1 of 3)

Parcel #: RP031010000030A
Owner: Noble, Keith & Sarah
Instrument Number: 942072
Acres: 6.211
Tax Code Area: 0250000
Last Assessed Value: $44055
Deed1: 942072 QC
Deed2: 827442 QC
Deed3: 749774 QC
Deed4: 749773 PR
Deed5: 363189 WD
Description: 515-Land resid rural subdv vac
Legal Description: 12-56N-6W HATCHER'S ACRES TRACT 3

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP031070000020A**
Site Address:	4322 Freeman Lk Rd
	Oldtown ID 83822 - 9301
Owner:	Noble, Keith W & Sarah M
	4322 Freeman Lake Rd
	Oldtown ID 83822 - 9301
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	5.28 Acres (230,040 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	Patterson Acres
Census Tract/Block:	950500 / 3021
Levy:	250000 / 0.0054
Deeds:	750207 WD
Total Land Value:	$54,221.00
Total Impr Value:	$161,860.00
Total Value:	$216,081.00

Tax Information

Tax Year	Annual Tax
2019	$914.38
2018	$835.74
2017	$798.08

Legal

12-56N-6W PATTERSON ACRES LOT 2 2005 GOLDEN WEST 27 X 68 RP

Land

Land Use:	548 - MH real prop on own land	Zoning:	Rural 10
Land Categories:	15	Building Categories:	98 - MH-RP dbl wide 2001-2010
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
15	5.281	$54,221.00	$19,725.00
32		$4,079.00	$0.00
47		$19,641.00	$9,821.00
48		$138,140.00	$69,070.00

Improvement

Year Built:	2005 (2012)	Bathrooms:		Finished Sq Ft:	3,618
Stories:		Bedrooms:		Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	G	Fireplace:		Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
MISC	2008	2008		
MISC	2012	2012		
UTLSHED	2008	2008	120	
POLEBLDG	2010	2010	700	
POLEBLDG	2008	2008	870	
MHOME	2005	2005	1,809	
MHOME	2005	2005	1,809	

Sandpoint Title Insurance, Inc.

After recording mail to: Grantee **750207**

WARRANTY DEED

Escrow No.: **53063-BD**

FOR VALUE RECEIVED

Phil Patterson and Tamera Patterson, Husband and Wife

the grantors, do(es) hereby grant, bargain, sell and convey unto

Keith W. Noble and Sarah M. Noble, Husband and Wife

whose current address is **4322 Freeman Lake Road Oldtown, ID 83822**

the grantees, the following described premises, in **Bonner** County, Idaho, TO WIT:

Lot 2 of **PATTERSON ACRES**, according to the plat thereof, recorded in Book 9 of Plats, Page 58, records of Bonner County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they the owners in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: April 23 2008

Phil Patterson

Tamera Patterson

STATE OF IDAHO }
}SS.
COUNTY OF BONNER }

On this 23rd day of April, 2008 before me, a Notary Public in and for said state, personally appeared **Phil Patterson and Tamera Patterson** 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 they executed the same.

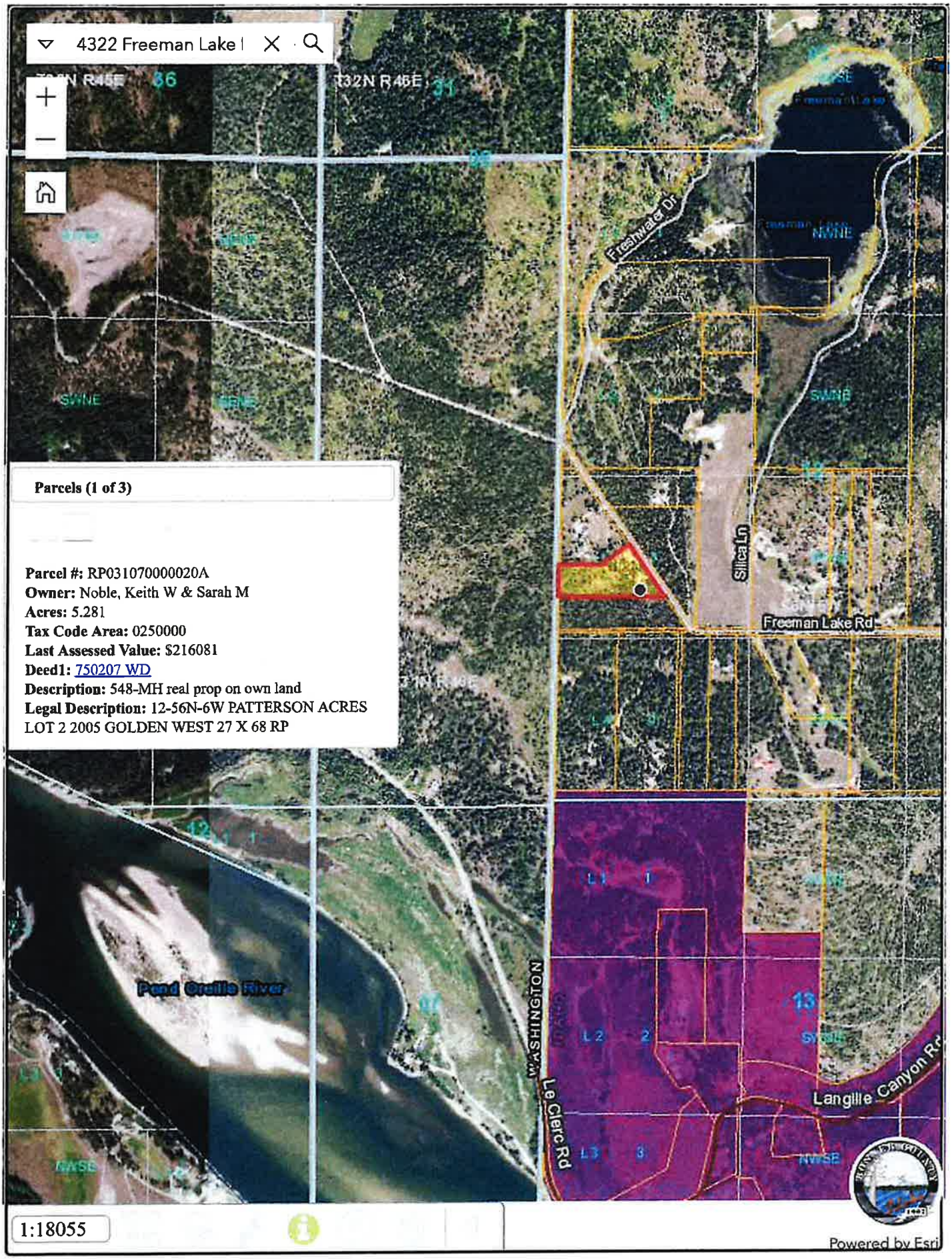
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Brenda M. Dougherty
Notary Public for the State of Idaho

Residing at: SAGLE, ID
Commission Expires: 1/31/12

BRENDA M. DOUGHERTY NOTARY PUBLIC STATE OF IDAHO

SANDPOINT TITLE INSURANCE
FILED BY
2008 APR 24 P 3:02
MARIE SCOTT
BONNER COUNTY RECORDER
DEPUTY



Parcels (1 of 3)

Parcel #: RP031070000020A
Owner: Noble, Keith W & Sarah M
Acres: 5.281
Tax Code Area: 0250000
Last Assessed Value: $216081
Deed1: 750207 WD
Description: 548-MH real prop on own land
Legal Description: 12-56N-6W PATTERSON ACRES LOT 2 2005 GOLDEN WEST 27 X 68 RP

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W126600A**
Site Address:	4182 Freeman Lk Rd
	Oldtown ID 83822 - 9599
Owner:	Herbert, Paul & Ellen
	4182 Freeman Lk Rd
	Oldtown ID 83822 - 9599
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	6.97 Acres (303,613 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	250000 / 0.0054
Deeds:	662766 WD
Total Land Value:	$59,268.00
Total Impr Value:	$216,810.00
Total Value:	$276,078.00

Tax Information

Tax Year	Annual Tax
2019	$1,300.84
2018	$1,031.52
2017	$916.40

Legal

12-56N-6W TAX 14

Land

Land Use:	534 - Resid improv on cat 12	Zoning:	Rural 10
Land Categories:	12	Building Categories:	12 - One Story w/ basement
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	6.97	$59,268.00	$16,368.00
32		$15,246.00	$0.00
34		$201,564.00	$83,632.00

Improvement

Year Built:	1970 (2009)	Bathrooms:	2	Finished Sq Ft:	2,892
Stories:	1	Bedrooms:	3	Heat:	Forced hot air
A/C:	Yes	Garage:	Detached 816 SqFt	Roof:	Comp sh to 235# - Gable
Basement:	1,446 SqFt	Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	2009	2009	100	
POLEBLDG	1997	1997	480	
POLEBLDG	2009	2009	720	
DETGAR	1984	1984	816	
POLEBLDG	1970	1970	888	

Return to Grantee

INSTRUMENT NO. 00040538

662766

WARRANTY DEED

For Value Received **ROBERT E. SOUTAR and PHYLLIS J. SOUTAR, Husband and Wife**, the grantor(s), do(es) hereby grant, bargain, sell and convey unto **PAUL HERBERT and ELLEN HERBERT, Husband and Wife**, the grantee(s) whose current address is **10173 BARKER ROAD, OAK HILLS, CA 92345**, the following described premises, in **BONNER** County Idaho, to wit:

A parcel of land in Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at a point on the South Section line of said Section 12, said point being North 89° 55'30" West, 86.62 feet from the South quarter corner;

Thence North 89° 55'30" West along said South section line, 242.52 feet;

Thence North 00° 24'48" East 1299.51 feet;

Thence South 89° 55'30" East parallel with said South Section line, 225.27 feet;

Thence South 00° 21'07" East 1299.53 feeet to the point of beginning.

SUBJECT to County Road right of way.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances except **those matters shown on the Exceptions Exhibit attached hereto and made a part hereof**, and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: 28 **OCTOBER, 2004**

Robert E Soutar
ROBERT E. SOUTAR

Phyllis J Soutar
PHYLLIS J. SOUTAR

KATHY G. PIZZOLATO NOTARY PUBLIC SS

STATE OF **IDAHO**

COUNTY OF **BONNER**

On this 28 day of **OCTOBER, 2004** before me, the undersigned, a Notary Public in and for the said State, personally appeared **ROBERT E. SOUTAR and PHYLLIS J. SOUTAR** 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.

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 in and for said County and State

Residing at: Kaleda

Commission Exp.: 6-29-2008

RECORDING DATA:

FILED BY SANDPOINT TITLE INSURANCE 2004 OCT 28 P 4: 24

Vision Form SDD01ID Rev 03/08/98

EXCEPTIONS EXHIBIT

SUBJECT TO:

GENERAL TAXES FOR THE YEAR 2004.

ANY TAXES CONCERNING THE PROPERTY IN QUESTION RELATING TO FOREST LAND TAXATION ACTS OF THE STATE OF IDAHO.

EASEMENT AND THE CONDITIONS CONTAINED THEREIN:
RECORDED: SEPTEMBER 12, 1972
INSTRUMENT NO.: 143460
IN FAVOR OF: PACIFIC POWER AND LIGHT COMPANY
FOR: ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES AND INCIDENTAL PURPOSES INCLUDING RIGHT OF INSPECTION
AFFECTS: SUBJECT PROPERTY

EASEMENT AND CONDITIONS CONTAINED THEREIN:
RECORDED: JUNE 30, 1977
INSTRUMENT NO: 188378
BOOK/PAGE: 66 OF MISCELLANEOUS/PAGE 537
IN FAVOR OF: OSCAR R. OSCARSON AND GAYE LYNN OSCARSON, HUSBAND AND WIFE ET AL
FOR: EASEMENT OVER EXISTING ROAD
AFFECTS: SUBJECT PROPERTY

EASEMENT AND THE CONDITIONS CONTAINED THEREIN:
RECORDED: NOVEMBER 8, 1982
INSTRUMENT NO.: 262136
IN FAVOR OF: PACIFIC POWER AND LIGHT COMPANY
FOR: ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES AND INCIDENTAL PURPOSES INCLUDING RIGHT OF INSPECTION
AFFECTS: SUBJECT PROPERTY

EASEMENT DISCLOSED BY INSTRUMENT AND CONDITIONS CONTAINED THEREIN:
IN FAVOR OF: OSCAR R. OSCARSON AND GAYE L. OSCARSON, HUSBAND AND WIFE
FOR: EASEMENT FOR INGRESS AND EGRESS
AFFECTS: SUBJECT PROPERTY
DISCLOSED BY: WARRANTY DEED
RECORDED: MARCH 19, 1984
INSTRUMENT NO.: 283793

Paul Hebert 126600A

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP031070000010A**
Site Address:	4454 Freeman Lk Rd Oldtown ID 83822 - 7000
Owner:	Johnston, Darrin & Brenda L PO Box 746 Newport WA 99156 - 7000
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	6.52 Acres (283,968 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	Patterson Acres
Census Tract/Block:	950500 / 3021
Levy:	250000 / 0.0054
Deeds:	804405 WD,793913 TD,745565 WD
Total Land Value:	$57,963.00
Total Impr Value:	$180,892.00
Total Value:	$238,855.00

Tax Information

Tax Year	Annual Tax
2019	$1,117.26
2018	$951.12
2017	$897.62

Legal

12-56N-6W PATTERSON ACRES LOT 1 CPWRS

Land

Land Use:	537 - Resid improv on cat 15	Zoning:	Rural 10
Land Categories:	15	Building Categories:	25 - Two Story
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
15	6.519	$57,963.00	$19,375.00
32		$16,724.00	$0.00
37		$164,168.00	$80,625.00

Improvement

Year Built:	1995 (2013)	Bathrooms:	2	Finished Sq Ft:	2,862
Stories:	2	Bedrooms:	4	Heat:	No heat-wood stove/insert
A/C:	Yes	Garage:		Roof:	Aluminum sheet - Gable
Basement:		Carport:		Pool:	
Condition:	F	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
UTLSHED	2018	2010	96	
LEANTO	2000	2000	240	
SHEDGP	1995	1995	360	
CARSHEDO	2013	2013	720	
POLEBLDG	1995	1995	820	

NORTH IDAHO TITLE
6001-26922WW
REO#L100V9H

Instrument # 804405
BONNER COUNTY, SANDPOINT, IDAHO
1-11-2011 02:19:26 No. of Pages: 1
Recorded for : NIT
MARIE SCOTT Fee: 10.00
Ex-Officio Recorder Deputy CB
Index to WARRANTY DEED

SPECIAL WARRANTY DEED

For value received, **FEDERAL NATIONIAL MORTGAGE ASSOCIATION** hereinafter called the Grantor, does hereby convey, remise, bargain and sell unto, **DARRIN J. JOHNSTON AND BRENDA L. JOHNSTON, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP** whose address is P.O. Box 746, Newport, Wa 99156 hereinafter called the Grantee, that certain real property, together with all appurtenances, located in BONNER county, Idaho, to wit:

LOT 1, PATTERSON ACRES, ACCORDING TO THE PLAT RECORDED IN BOOK 9 OF PLATS AT PAGE 58, RECORDS OF BONNER COUNTY, IDAHO.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN $132,300.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $132,300.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

including any after-acquired title.

Dated: January 07, 2011

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: FERRY ASKARI Ass't Vice President

By: Tamica Fuller Ass't Vice President

State of Texas)
)ss.
County of Dallas)

On this 10 day of January, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared FERRY ASKARI Ass't Vice President Tamica Fuller Ass't Vice President, known or identified to me to be the Assistant Vice President of the Corporation that executed the instrument or the person who executed the instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.

Notary Public in and for said County and State
Residing at:
Commission Exp.:

Shannon L. Newsome
Notary Public,
State of Texas
Comm. Exp. 10-01-14

FEDERAL NATIONAL MORTGAGE ASSOCIATION
CORPORATE SEAL
1938

Spocdeed.doc (11/2005)

Johnston 700000 10A

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel. (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W127810A**
Site Address:	4017 Freeman Lk Rd Oldtown ID 83822 - 9598
Owner:	Shindelar, John & Cristie 4102 N Staples Ave Coeur D Alene ID 83815 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	5.00 Acres (217,800 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	813996 WD,799292 TD,796919 QC,679674 QC,674179 WD
Total Land Value:	$39,896.00
Total Impr Value:	$108,308.00
Total Value:	$148,204.00

Tax Information

Tax Year	Annual Tax
2019	$1,244.48
2018	$1,273.44
2017	$1,217.54

Legal

12-56N-6W W 165FT OF E2NWSE 1999 LIBERTY 40 X 66 RP

Land

Land Use:	148 - Land-ag/timb w/mh real	Zoning:	Rural 10
Land Categories:	7;10;19	Building Categories:	99 - MH-RP triple wide to 2000
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	3.715	$446.00	$0.00
10	1	$39,450.00	$0.00
19	0.285	$0.00	$0.00
32		$2,270.00	$0.00
47		$20,975.00	$0.00
48		$85,063.00	$0.00

Improvement

Year Built:	1999 (2012)	Bathrooms:		Finished Sq Ft:	5,280
Stories:		Bedrooms:		Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Comp sh to 235# - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	2	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
MISC	1999	1999		
MISC	1999	1999		
MISC	1999	1999		
UTLSHED	2012	2012	200	
FLATCP	2008	2008	560	
MHOME	1999	1999	2,468	
MHOME	1999	1999	2,468	

After recording please return to:

RES Department
380 E. Park Center Blvd. ATEC
Boise, ID 83706

Instrument # 813996
BONNER COUNTY, SANDPOINT, IDAHO
8-12-2011 02:26:54 No. of Pages: 1
Recorded for : ATEC
MARIE SCOTT Fee: 10.00
Ex-Officio Recorder Deputy
Index to: WARRANTY DEED

SPECIAL WARRANTY DEED

Order No.: 108409

FOR VALUE RECEIVED

Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2005-OPT2, Asset-Backed Certificates, Series 2005-OPT2

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

John Shindelar and Cristie Shindelar husband and wife

whose current address is 4102 Staples, Ave., Coeur d'Alene, ID 83822

the grantee(s), the following described premises, in Bonner County, Idaho, TO WIT

The West 165 feet of the East 660 feet of the Northwest Quarter of the Southeast Quarter of Section 12, Township 56 North, Range 6 West of the Boise Meridian, Bonner County, Idaho.
EXCEPTING therefrom the right of way of County Road No. 86, along the South line thereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that no encumbrances were initiated during the ownership of the undersigned nor is the undersigned aware of any such

And that (s)he will warrant and defend the same from all lawful claims whatsoever

Dated. August 3, 2011

Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2005-OPT2, Asset-Backed Certificates, Series 2005-OPT2

Phyllis Washington
Assistant Secretary
BY American Home Mortgage Servicing, Inc

State of Texas)
County of Dallas) ss

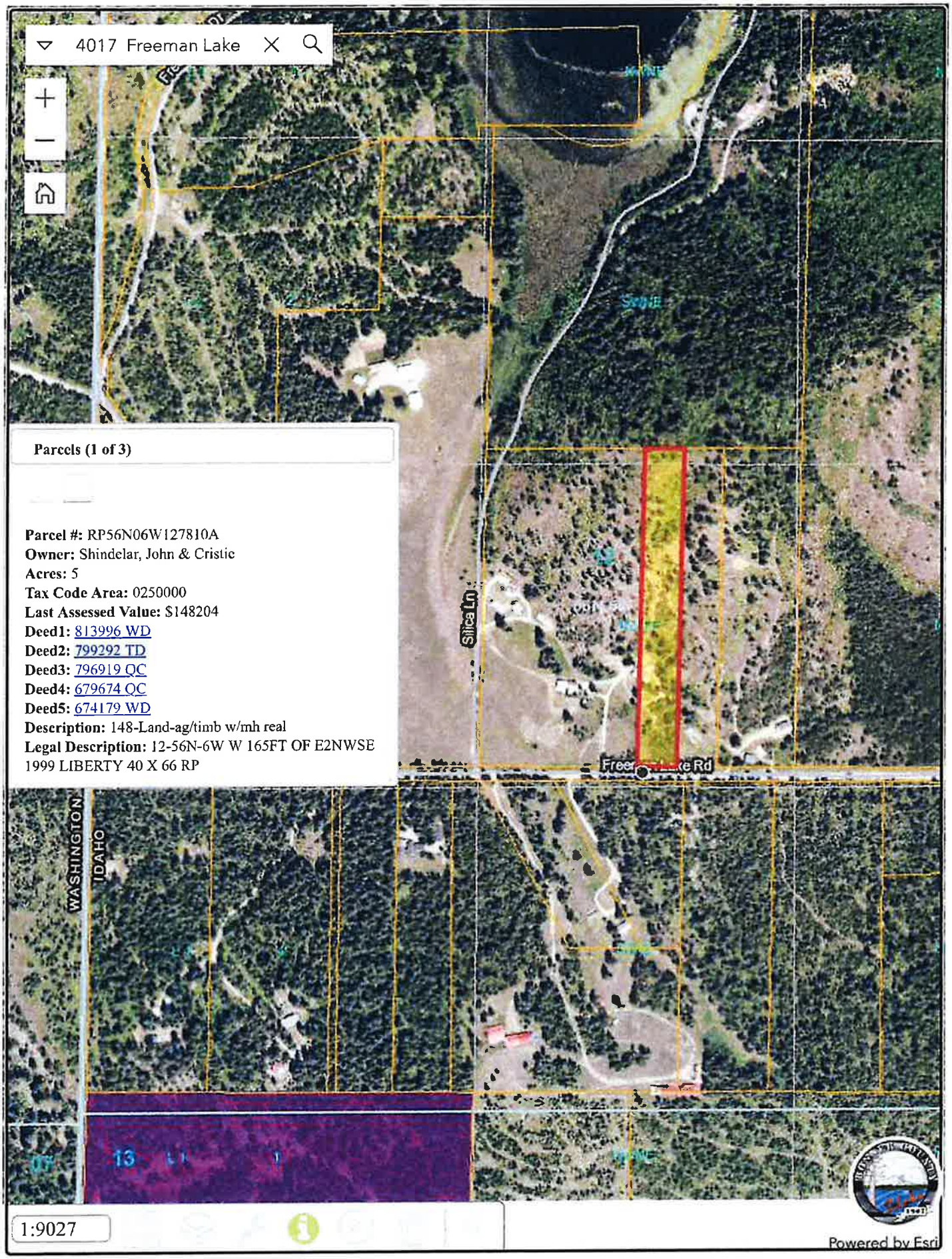
On this 3 day of August, 20 11 before me, a Notary Public in and for said state, personally appeared Phyllis Washington known to me to be the Assistant Secretary of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she/they executed the foregoing in said Corporation name and acknowledged to me that said corporation executed same as attorney in fact for Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2005-OPT2, Asset-Backed Certificates, Series 2005-OPT2

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

Elizabeth Parks
Notary Public for the State of Texas
Residing at:
Commission Expires FEB 08 2015

NOTARY PUBLIC STATE OF TEXAS
Elizabeth Parks
My Commission Expires
02/08/2015

American Home Mortgage Servicing, Inc.
4600 Regent Blvd Suite #200
Irving, TX 75063



Parcels (1 of 3)

Parcel #: RP56N06W127810A
Owner: Shindelar, John & Cristic
Acres: 5
Tax Code Area: 0250000
Last Assessed Value: $148204
Deed1: 813996 WD
Deed2: 799292 TD
Deed3: 796919 QC
Deed4: 679674 QC
Deed5: 674179 WD
Description: 148-Land-ag/timb w/mh real
Legal Description: 12-56N-6W W 165FT OF E2NWSE
1999 LIBERTY 40 X 66 RP

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W127950A**
Site Address:	4047 Freeman Lk Rd Oldtown ID 83822 - 9598
Owner:	Shindelar, John & Cristie 4047 Freeman Lk Rd Oldtown ID 83822 - 9598
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	20.00 Acres (871,200 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	675333 WD,637156 TD,524641 QC,410545 WD,
Total Land Value:	$2,354.00
Total Impr Value:	$23,324.00
Total Value:	$25,678.00

Tax Information

Tax Year	Annual Tax
2019	$170.86
2018	$152.40
2017	$42.20

Legal

12-56N-6W W2NWSE

Land

Land Use:	132 - Land-ag/timb w/non-res imp	Zoning:	Rural 10
Land Categories:	7;19	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	19.62	$2,354.00	$0.00
19	0.38	$0.00	$0.00
32		$23,324.00	$0.00

Improvement

Year Built:	1960 (2015)	Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	1960	1960	60	
LEANTO	2015	2015	480	
POLEBLDG	1960	1960	750	
POLEBLDG	1960	1960	1,200	
POLEBLDG	2015	2015	1,200	

S41115

675333

SPECIAL WARRANTY DEED

For Value Received

The Chase Manhattan Bank, as trustee for the Structured Asset Securities Corporation Mortgage Pass-through Certificates Series

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

John Shindelar and Cristie Shindelar, husband and wife

whose address is: **4102 N. Staples Avenue, Coeur d'Alene, ID 83815**

Hereinafter called the Grantee, the following described premises situated in Bonner County, , to-wit:

That part of the Northwest quarter of the Southeast quarter, lying East of the existing roadway forming the Western boundary of the Northwest quarter of the Southeast quarter, sometimes referred to as the road that goes up to the Silica Mine, all of which lies in Section 12, Township 56 North, Range 6 West of the Boise Meridian, Bonner County, Idaho.

Except the East 660 feet thereof;

Also excepting therefrom the right of way of county Road No. 86, along the South line thereof.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

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. The Grantor warrants that said premises are free and clear of all encumbrances suffered or created by the Grantor, except such warranty does not apply to all taxes, assessments, and charges to be paid by the Grantee and any lien or encumbrance revived or placed on said premises by, through or under the Grantee, his heirs and assigns.

Dated: 2005

The Chase Manhattan Bank

BY: _____

TITLE: ANDREW C. KUREK
Assistant Secretary

Ocwen Federal Bank FSB
CORPORATE SEAL

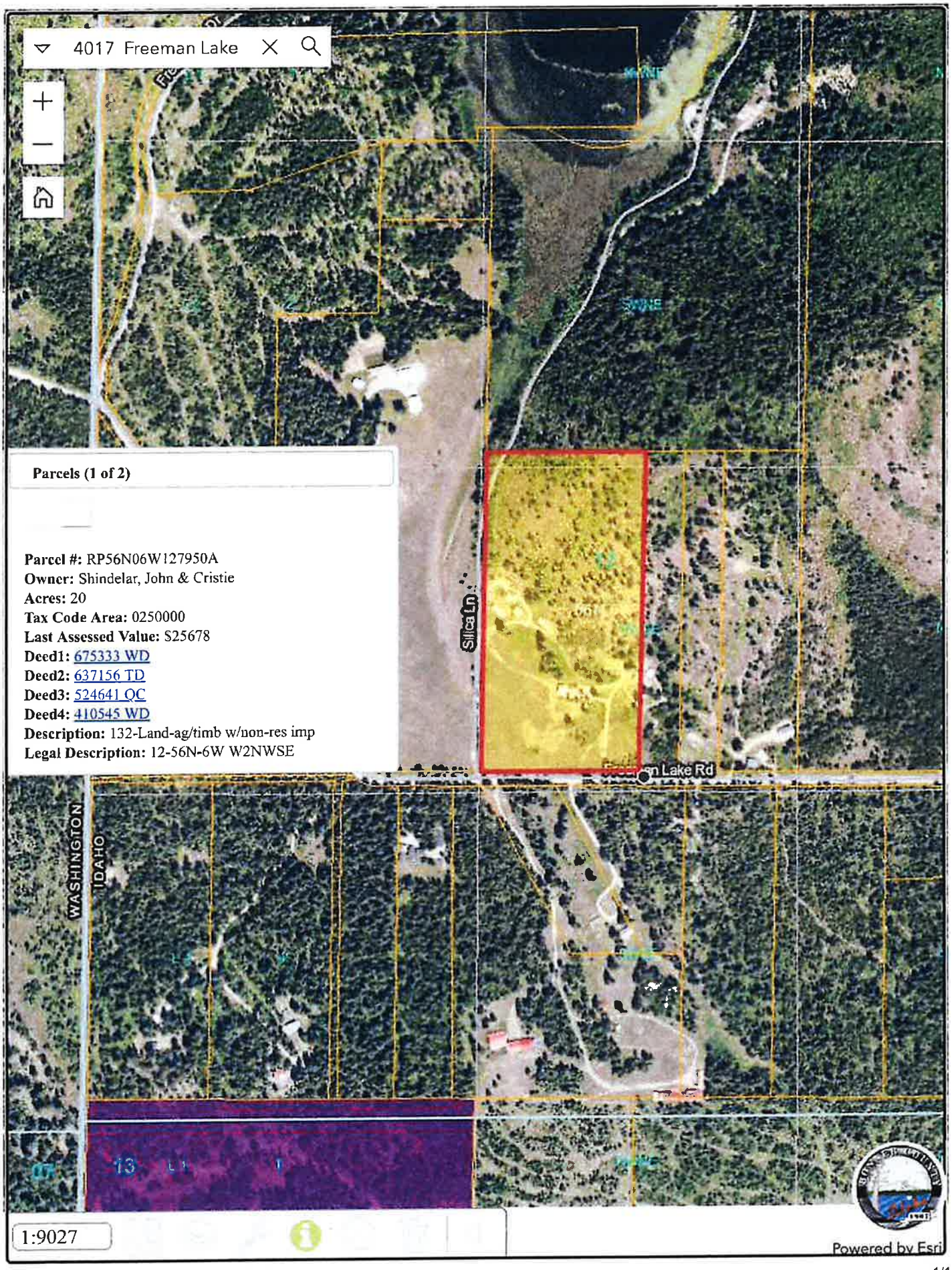
FILED BY
First American Title
2005 APR 27 P 3:30
PAGE SEAL
PAGE COUNTY RECORDER
DEPUTY

STATE OF FL)
)ss
COUNTY OF ORANGE)

On this 25 day of April, 2002, before me, personally appeared ANDREW KUREK Assistant Secretary known or identified to me, to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signatures on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

Notary Public
Residing at: ORANGE County, FL
Commission Expires: _____

Maria Avilas
My Commission DD308411
Expires April 07 2008


4017 Freeman Lake
Parcels (1 of 2)
Parcel #: RP56N06W127950A
Owner: Shindelar, John & Cristie
Acres: 20
Tax Code Area: 0250000
Last Assessed Value: $25678
Deed1: 675333 WD
Deed2: 637156 TD
Deed3: 524641 QC
Deed4: 410545 WD
Description: 132-Land-ag/timb w/non-res imp
Legal Description: 12-56N-6W W2NWSE
Silica Ln
Freeman Lake Rd
WASHINGTON
IDAHO
1:9027
Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W127840A**
Site Address:	3961 Freeman Lk Rd
	Oldtown ID 83822 - 9598
Owner:	Shindelar, John O & Cristie K
	4102 N Staples Ave
	Coeur D Alene ID 83815 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	5.00 Acres (170,102 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	922357 WD,840527 WD,840526 WD,806576 WD,712129 JG
Total Land Value:	$26,840.00
Total Impr Value:	$0.00
Total Value:	$26,840.00

Tax Information

Tax Year	Annual Tax
2019	$226.20
2018	$254.74
2017	$270.42

Legal

12-56N-6W E 165FT OF W 330FT OF E 660FT OF NWSE CPWRS

Land

Land Use:	110 - Land-Ag/Timber HS vacant	Zoning:	Rural 10
Land Categories:	7;10;19	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	3.905	$390.00	$0.00
10	1	$26,450.00	$0.00
19	0.095	$0.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Instrument # 922357
Bonner County, Sandpoint, Idaho
05/30/2018 02:51:15 PM No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE - SANDPOINT
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy cbrannon
Index to: WARRANTY DEED

File No. :

680458

Document Type: Warranty Deed

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
419 North Second Ave.
Sandpoint, ID 83864

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **680458-S (hb)**

Date: **May 22, 2018**

For Value Received, **Ronald T. McCall, Jr. who acquired title as Ron T. McCall who are one and the same and Yoko K. McCall, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **John O. Shindelar and Cristie K. Shindelar, husband and wife as community property with right of survivorship**, hereinafter called the Grantee, whose current address is **4102 N. Staples Ave., Coeur d' Alene, ID 83815**, the following described premises, situated in **Bonner** County, **Idaho,** to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: **05/22/2018** Warranty Deed - continued File No.: **680458-S (hb)**

Ronald T. McCall Jr.

Ronald T. McCall Jr.

Yoko K. McCall

Yoko K. McCall

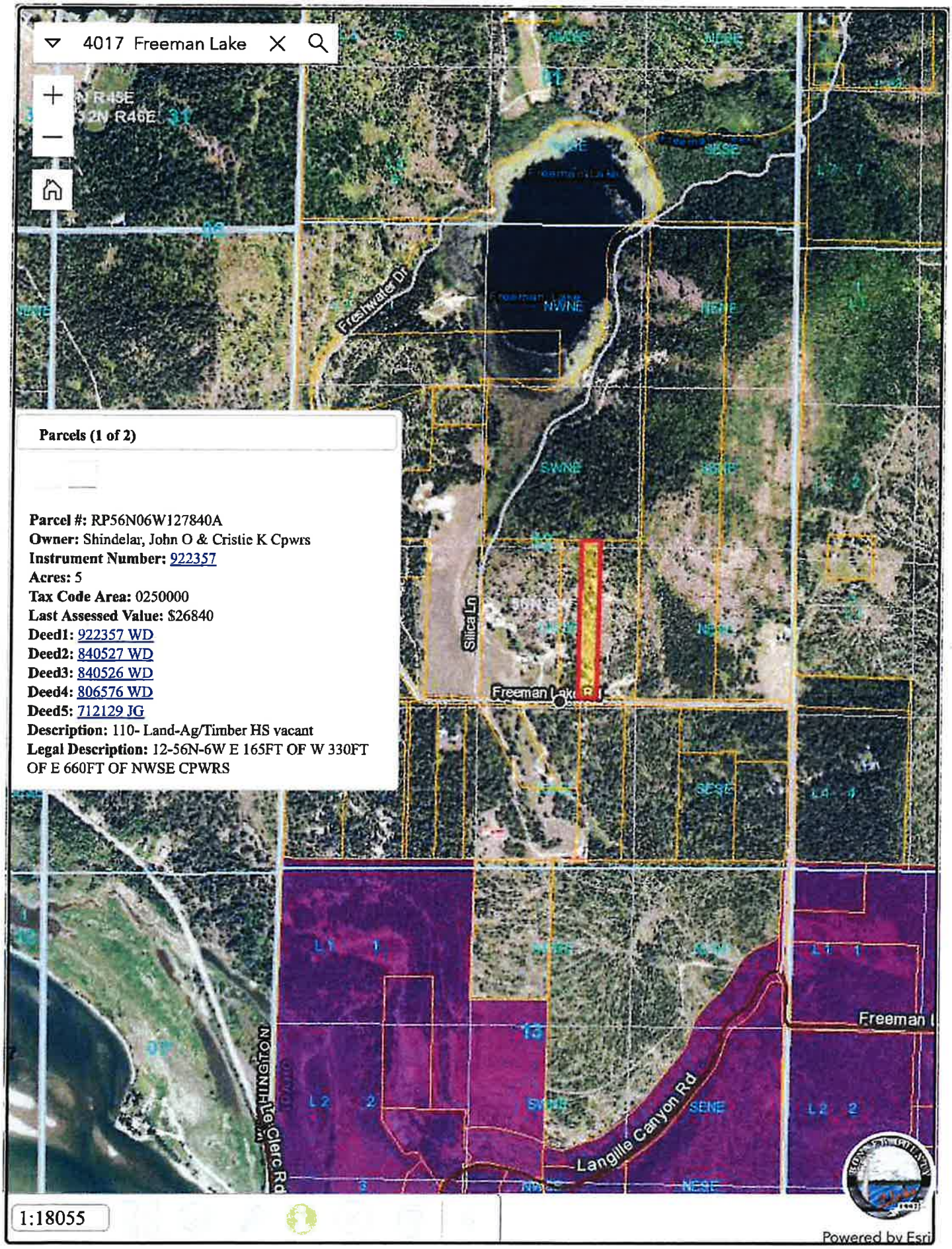
STATE OF Idaho)
SS.
COUNTY OF Bonner)

On this 24th **day of May, 2018**, before me, a Notary Public in and for said State, personally appeared **Ronald T. McCall, Jr. and Yoko K. McCall**, 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.

Notary Public for the State of Idaho
Residing at: Sandpoint
My Commission Expires: 8-10-2021

EXHIBIT A

The East 165 feet of the West 330 feet of the East 660 feet of the Northwest quarter of the Southeast quarter of Section 12, Township 56 North, Range 6 West of the Boise Meridian, Bonner County, Idaho. Excepting therefrom right of way of County Road No. 86 along the South line thereof.



Parcels (1 of 2)

Parcel #: RP56N06W127840A
Owner: Shindelar, John O & Cristie K Cpwrs
Instrument Number: 922357
Acres: 5
Tax Code Area: 0250000
Last Assessed Value: $26840
Deed1: 922357 WD
Deed2: 840527 WD
Deed3: 840526 WD
Deed4: 806576 WD
Deed5: 712129 JG
Description: 110- Land-Ag/Timber HS vacant
Legal Description: 12-56N-6W E 165FT OF W 330FT OF E 660FT OF NWSE CPWRS

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W129500A**
Site Address:	3506 Freeman Lk Rd
	Oldtown ID 83822 - 9598
Owner:	Oscarson, Jeremy
	15880 Kootenai St
	Rathdrum ID 83858 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	8.00 Acres (348,480 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	250000 / 0.0054
Deeds:	871894 QC,662021 QC,
Total Land Value:	$62,129.00
Total Impr Value:	$0.00
Total Value:	$62,129.00

Tax Information

Tax Year	Annual Tax
2019	$394.89
2018	$441.45
2017	$404.42

Legal

12-56N-6W TAX 17 1978 SKYLINE 14 X 66 MH

Land

Land Use:	513 - Land Rural cat 12 w/MH	Zoning:	Rural 10
Land Categories:	12	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	8	$62,129.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Instrument # 871894
BONNER COUNTY, SANDPOINT, IDAHO
4-8-2015 3:11:30 PM No. of Pages: 2
Recorded for: DECKER LAW OFFICES
Michael W Rosedale Fee: $13.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

After recording return to:

GREGORY L. DECKER
Attorney at Law
1919 N. 3rd Street
Coeur d'Alene, Id. 83814

~~**Instrument # 866477**~~
~~BONNER COUNTY, SANDPOINT, IDAHO~~
~~11-4-2014 02:31:25 PM No. of Pages: 1~~
~~Recorded for : DECKER LAW~~
~~R. ANN DUTSON-SATER Fee: 10.00~~
~~Ex-Officio Recorder Deputy~~
~~Index to: QUIT CLAIM DEED~~

Corrected **QUITCLAIM DEED** TO CORRECT LEGAL
15990 Kootenai St Rathdrum, ID 83858

THE GRANTOR, ERIC D. OSCARSON, a single man, for and in consideration of love and affection to my son, JEREMY OSCARSON, a married man as his sole and separate property, any and all interest he may have in the following described real estate, situated in the County of Bonner, State of Idaho:

15990 Kootenai St, Rathdrum, ID 83858

12-56-6W TAX 17, with 1978 Skyline 14/66 MH

APN: RP56N-06W-129500A See exhibit 'A'

DATED: this 18th day of July, 2014.

X _____
ERIC D. OSCARSON

STATE OF IDAHO)
) ss.
County of Kootenai)

On this day personally appeared before me ERIC D. OSCARSON, to me known to be the individual who executed the foregoing document and acknowledged that he signed the Warranty Deed for the uses and purposes therein mentioned.

GIVEN under may hand and official seal this 18 day of July, 2014.

_____
NOTARY in and for the State of Idaho
Residing at: _____
My Commission expires: _____

Exhibit A

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, STATE OF IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, BEING MARKED BY A 1-1/2 INCH DIAMETER ALUMINUM CAP MONUMENT IN A FOUR INCH SQUARE CONCRETE POST;
THENCE NORTH 88°07'41" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 25.00 FEET TO A 5/8 INCH REBAR BY PLS 10559 AND TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION;

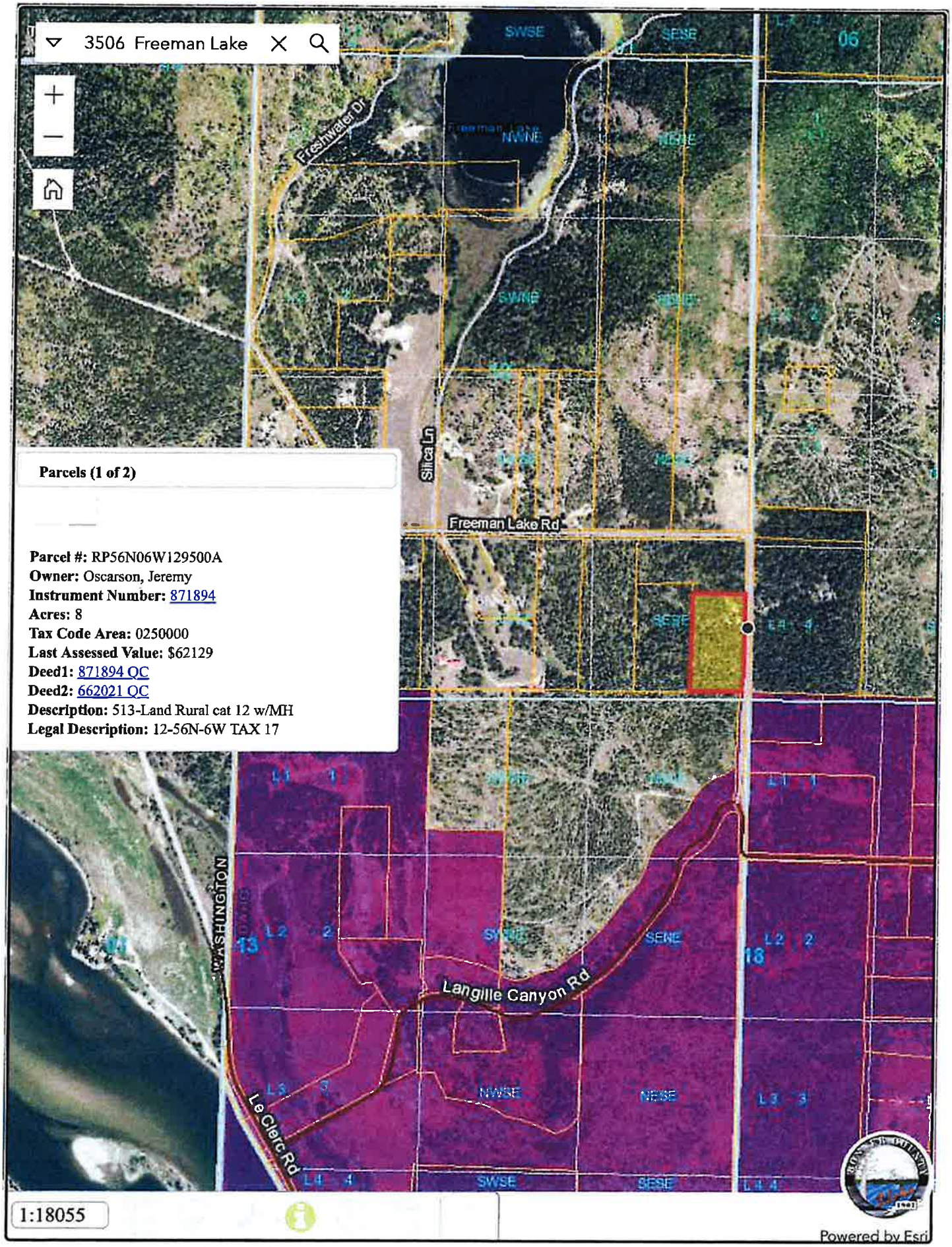
THENCE CONTINUING NORTH 88°07'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 427.80 FEET TO A 5/8 INCH REBAR BY PLS 10559;

THENCE NORTH 01°49'39" EAST, 452.80 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 814.58 FEET TO A 5/8 INCH REBAR BY PLS 10559;

THENCE SOUTH 88°07'41" EAST, 814.58 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 427.80 FEET TO A 5/8 INCH REBAR BY PLS 10559;

THENCE SOUTH 01°49'39" WEST, 25.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 814.58 FEET TO THE ABOVE REFERENCED **TRUE POINT OF BEGINNING**.

CONTAINING 8.0 ACRES OR 348,480 SQUARE FEET. INCLUDING EASEMENTS AND EXCLUDING PUBLIC ROADWAYS PER RECORDS OF BONNER COUNTY, IDAHO.



Parcels (1 of 2)

Parcel #: RP56N06W129500A
Owner: Oscarson, Jeremy
Instrument Number: 871894
Acres: 8
Tax Code Area: 0250000
Last Assessed Value: $62129
Deed1: 871894 QC
Deed2: 662021 QC
Description: 513-Land Rural cat 12 w/MH
Legal Description: 12-56N-6W TAX 17

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W065601A**
Site Address:	1337 Silica Ln Oldtown ID 83822 - 1914
Owner:	Mandigo, Russell J & Marilyn J PO Box 1914 Newport WA 99156 - 1914
Twn/Range/Section:	56N / 05W / 06
Parcel Size:	1.00 Acres (43,560 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	899754 QC,546730 SE,541839 QC
Total Land Value:	$39,450.00
Total Impr Value:	$99,462.00
Total Value:	$138,912.00

Tax Information

Tax Year	Annual Tax
2019	$661.19
2018	$563.32
2017	$516.09

Legal

6-56N-5W TAX 3

Land

Land Use:	534 - Resid improv on cat 12	Zoning:	Agricultural/Forestry 20
Land Categories:	12	Building Categories:	12 - One Story w/ basement
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	1	$39,450.00	$19,725.00
32		$2,336.00	$0.00
34		$97,126.00	$48,563.00

Improvement

Year Built:	1970 (1990)	Bathrooms:	1	Finished Sq Ft:	1,099
Stories:	1	Bedrooms:	2	Heat:	No Heat
A/C:	Yes	Garage:		Roof:	Corrugated steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	1990	1990	396	

Instrument # 899754
BONNER COUNTY, SANDPOINT, IDAHO
12-23-2016 08:35:02 AM No. of Pages: 2
Recorded for : MARILYN MANDIGO
MICHAEL W ROSEDALE Fee: 13.00
Ex-Officio Recorder Deputy CB
Index to: QUIT CLAIM DEED

QUITCLAIM DEED

GRANTOR: RUSSELL J. MANDIGO, P O Box 1914, Newport, WA 99156

GRANTEE: RUSSELL J. MANDIGO AND MARILYN J. MANDIGO, P O Box 1914, Newport, WA 99156

For value received, Grantor, REMISES, RELEASES and forever QUITCLAIMS unto Grantees, as his sole and separate property, and to Grantee's heirs and assigns, forever, all of his right, title and interest, including any after acquired interest, in the following described real property in Bonner Count, Idaho.

> Government Lot 9 in Section 6, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho described as follows:
>
> Beginning at the Southwest corner of Government Lot 9 thence North 485 feet to the true point of beginning; thence north on the west line of Government Lot 9, 208.57 feet; thence East 208.57 feet; thence South 208.57 feet: thence West 208.57 feet to the true point of beginning.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging.

In construing this Deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, Grantor has subscribed this instrument on the 22nd day of December, 2016

Russell J. Mandigo

Russell J. Mandigo

STATE OF IDAHO)

:ss

County of Bonner)

On this 22 day of December 2016, before me the undersigned a Notary Public in and for said State, personal appeared Russell J. Mandigo, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

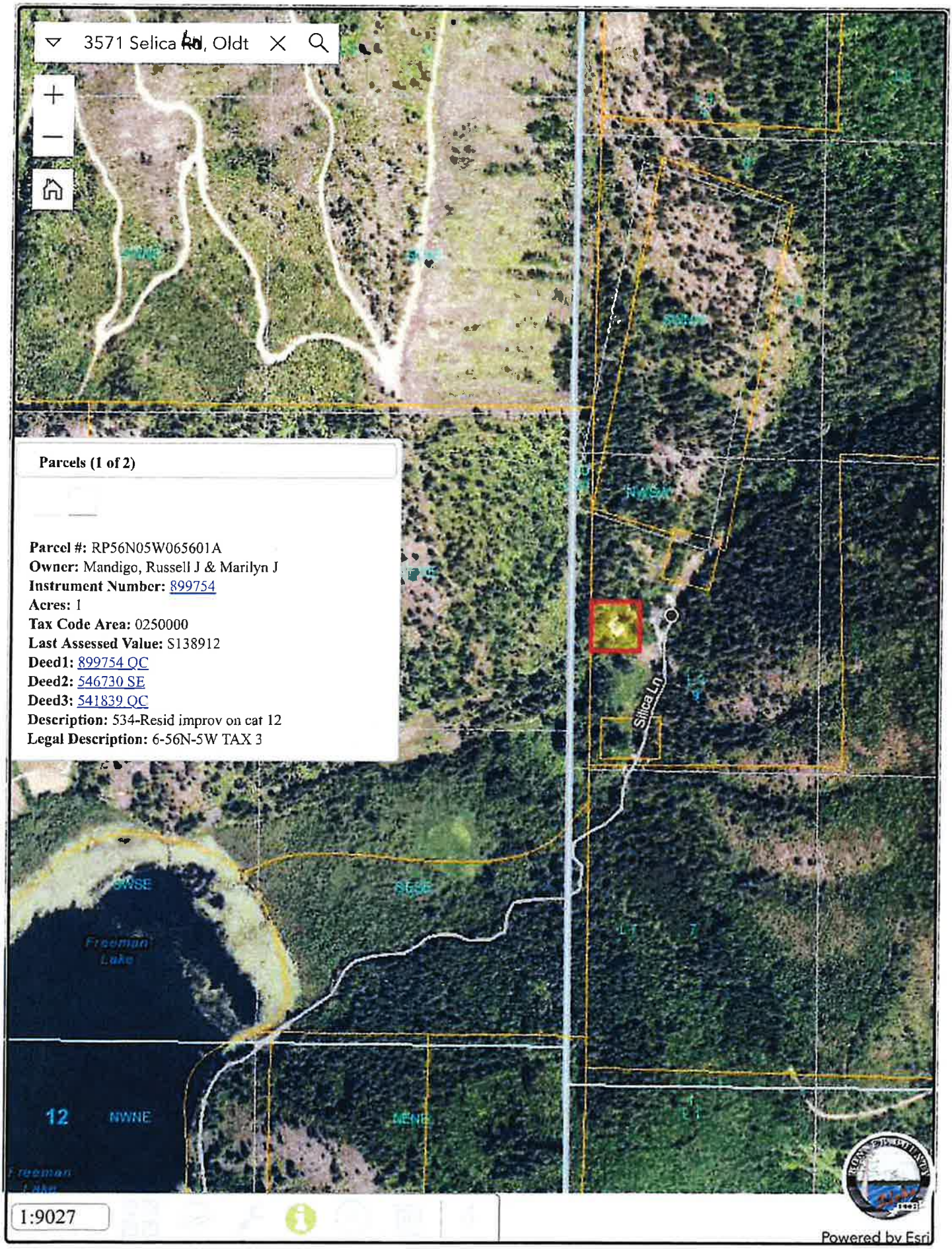
KATHY MITCHELL NOTARY PUBLIC STATE OF IDAHO

Kathy Mitchell

Notary Public – State of Idaho

Residing at Priest River, Idaho therein

My commission expires November 1, 2019


3571 Selica Rd, Oldt
Parcels (1 of 2)
Parcel #: RP56N05W065601A
Owner: Mandigo, Russell J & Marilyn J
Instrument Number: 899754
Acres: 1
Tax Code Area: 0250000
Last Assessed Value: $138912
Deed1: 899754 QC
Deed2: 546730 SE
Deed3: 541839 QC
Description: 534-Resid improv on cat 12
Legal Description: 6-56N-5W TAX 3
Selica Ln
Freeman Lake
12
NWNE
1:9027
Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W063651A**
Site Address:	
	ID 83822
Owner:	Chadwick, Marie Et Al
	2673 NW Rolling Green Dr
	Corvallis OR 97330 -
Twn/Range/Section:	56N / 05W / 06
Parcel Size:	19.56 Acres (852,034 SqFt)
Lot Dimensions:	
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	406484 QC
Total Land Value:	$6,435.00
Total Impr Value:	$0.00
Total Value:	$6,435.00

Pursuant mandate part of "et al"

Tax Information

Tax Year	Annual Tax
2019	$50.78
2018	$53.34
2017	$54.00

Legal

6-56N-5W FULL MOON LODE LESS PT TAX 4

Land

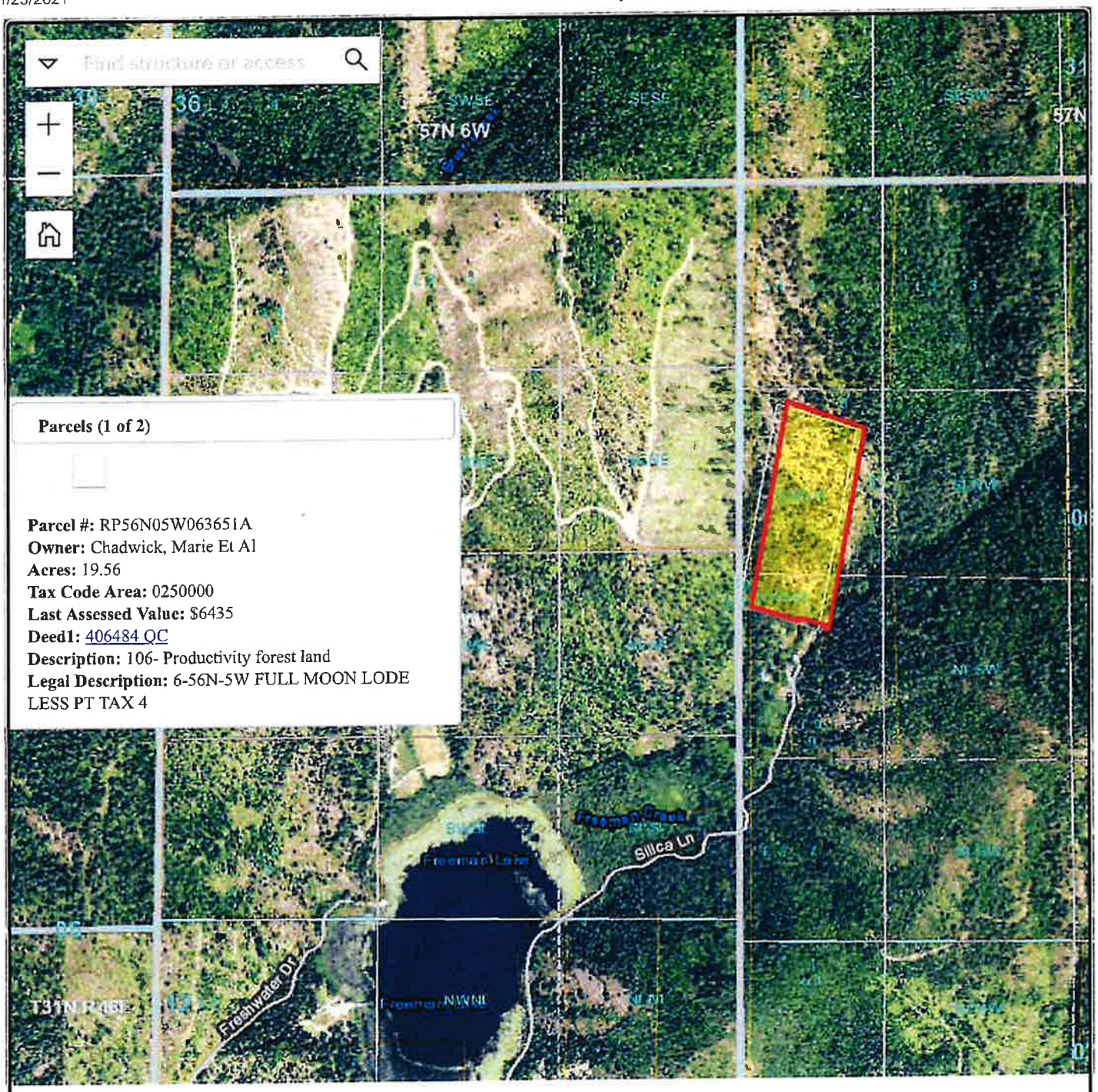
Land Use:	106 - Productivity forest land	Zoning:	Agricultural/Forestry 20
Land Categories:	6	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
6	19.56	$6,435.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	



Parcels (1 of 2)

Parcel #: RP56N05W063651A
Owner: Chadwick, Marie Et Al
Acres: 19.56
Tax Code Area: 0250000
Last Assessed Value: $6435
Deed1: 406484 QC
Description: 106- Productivity forest land
Legal Description: 6-56N-5W FULL MOON LODE LESS PT TAX 4

1:18055

Powered by Esri

342339

WARRANTY DEED

For value received JULIA MARIE MANDIGO, SS# 533-10-1605, the Grantor, does hereby grant, bargain, sell and convey unto MARIE CHADWICK, JUNE LARSON, KATHLEEN WHITEHOUSE, DAVID H. MANDIGO, WALLACE L. MANDIGO, RUSSELL J. MANDIGO, and ROSE ANN WOOD, the Grantees, all married persons who are the Grantors children, whose current address is Rt. 4, Box 250, Oldtown, Idaho 83822, the following described premises, in Bonner County, Idaho, to-wit:

IN THE COUNTY OF BONNER, STATE OF IDAHO:
Government Lots 3, 8, and 9, and SE¼ of NW¼, all situated in Section 6, Township 56 North, Range 5 West, Boise Meridian, excepting therefrom:

A tract of land in Government Lots 7 and 9, Section 6, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho. Said tract being more particularly described as follows:

Beginning at the Southwest corner of said Section 6; Thence N0°05'E, along the West line of said Section 6, 2087.50 feet; thence S89°55'E, perpendicular to the West line of said Section 6, 298.24 feet to the true point of beginning; thence N14°29'49" E, 208.71 feet; thence S75°30'11" E 208.71 feet; thence S14°29'49"W 208.71 feet; thence N75°30'11"W 208.71 feet to the true point of beginning. Said tract containing 1 acre and including right of way for ingress and egress over the existing access road of the adjacent property.

AND

Beginning at the S.W. corner of said Section 6, thence N0°05' E along the West line of said Section 6, 1825.52 feet to the true point of beginning, thence continuing 208.57 feet on the same bearing; thence S89°55" E 208.57 feet; thence S °05' W 208.57 feet; thence N89°55'W 208.57 feet, more or less to the true point of beginning.

Said tract contains a square one acre parcel, together with and subject to a non-exclusive right of way for ingress and egress, and egress over the existing road.

AND

A tract of land in Government Lots 7 and 9, Section 6, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho. Said tract being more particularly described as follows:

Daniel P. Featherston
Attorney At Law
105 Pine #109 - P.O. Box
Sandpoint, Idaho 83864
(208) 263-6866

342339

Beginning at the Southwest corner of said Section 6; thence N °05'E, along the West line of said Section 6, 1300.52 feet; thence S89°55'E, perpendicular to the West line of said Section 6, 48.73 feet to the true point of beginning; thence N °05'E 175.00 feet; thence S89°55'E 249.91 feet; thence S °05'W 175.00 feet: thence N89°55'W 249.91 feet to the true point of beginning. Said tract containing one acre and including right of way for ingress and egress over the existing access road of the adjacent property.

This deed is given as a gift of the Grantor to convey to the Grantees, during her lifetime, the family farm. It is therefore the intent of the Grantor that the Grantees shall each hold their interest therein as their sole and separate property free of any claim of ownership by their spouse and the Grantees shall hold the same as tenants in common.

Grantor further specifies that during the lifetime of the Grantor, Kathleen Whitehouse, Wallace Mandigo and Russell J. Mandigo have each received title free and clear to a one acre portion of said farm. The Grantees shall convey title to one acre portions of the property to each of the remaining Grantees so that each of the seven Grantees will have a one acre parcel which they solely own, together with deeded access for ingress and egress and utilities.

Grantor reserves unto herself the right, for the remainder of her life, to reside on the premises to cut and market all timber growing on the premises. Such right shall terminate upon her death and conclusive proff of termination of the interest hereby reserved shall be by recording the sworn statement of three of the Grantees attesting to the dath of the Grantor with a Certified copy of the death certificate attached thereto.

Grantees may occupy premises jointly with Grantor during her lifetime, however her right of occupancy shall be paramount. Grantees shall be responsible during Grantors lifetime for maintenance of roads, buildings, fences and payment of all property taxes.

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; and that they are free from all incumbrances, except all easements, rights of way, covenants and restrictions of record as are above set forth, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: October 1, 1987.

Daniel F. Featherston
Attorney At Law
105 Pine #109 - P.O. Box J
Sandpoint, Idaho 83864
(208) 263-6866

Daniel F. Featherston
Attorney At Law
105 Pine #109 - P.O. Box
Sandpoint, Idaho 8386
(208) 263-6866

Julia Marie Mandigo
JULIA MARIE MANDIGO

STATE OF IDAHO, COUNTY OF BONNER:

On this 1st day of October, 1987, before me, a Notary Public in and for said State, personally appeared JULIA MARIE MANDIGO, A widow, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Notary Public - State of Idaho
Residing at Sandpoint therein.
My Commission is lifetime.

FILED BY Lon Hartshorn
BOOK ____ OF
PAGE ____ FEE ____
'87 NOV 10 PM 2 49
CLIFFORD B. CHAPIN
RECORDER OF BONNER
COUNTY BY SR DEP.

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #: **RP56N05W062401A**
Site Address:
ID 83822
Owner: Chadwick, Marie Et Al
2673 NW Rolling Green Dr
Corvallis OR 97330 -
Twn/Range/Section: 56N / 05W / 06
Parcel Size: 123.65 Acres (5,386,194 SqFt)
Lot Dimensions:

Russell Manding
part of "et al"

Plat/Subdivision:
Census Tract/Block: 950500 / 3005
Levy: 250000 / 0.0054
Deeds: 342339 WD
Total Land Value: $141,642.00
Total Impr Value: $11,999.00
Total Value: $153,641.00

Tax Information

Tax Year	Annual Tax
2019	$953.58
2018	$1,035.72
2017	$981.20

Legal

6-56N-5W GOV LOTS 3 & 8, SENW GOV LOT 9 LESS TAX 2 & 3 & PT TAX 4

Land

Land Use: 132 - Land-ag/timb w/non-res Imp
Land Categories: 6;10
Recreation:

Zoning: Agricultural/Forestry 20
Building Categories:
School District: 83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
6	100.65	$33,114.00	$0.00
10	23	$108,528.00	$0.00
32		$11,999.00	$0.00

Improvement

Year Built: 1960 (1990)
Stories:
A/C: No
Basement:
Condition:

Bathrooms:
Bedrooms:
Garage:
Carport:
Fireplace:

Finished Sq Ft:
Heat:
Roof:
Pool:
Foundation:

Other Improvements

Description	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	1990	1990	286	
POLEBLDG	1960	1960	400	
LEANTO	1965	1965	480	
POLEBLDG	1965	1965	1,120	

406484

QUIT CLAIM DEED

The Grantor Julia Marie Mandigo SS# 533-30-1605

for and in consideration of the sum of $ 10.00 Dollars and other valuable considerations in hand paid, remise, release, and quit claim unto Marie Chadwick, June Larson, Kathleen Whitehouse, David H. Mandigo, Wallace L. Mandigo, Russell J. Mandigo and Rose Ann Wood, the Grantees, all married persons who are the Grantors children:

the following described real estate situated in Bonner County, Idaho:

T. 56 N., R. 5.W.,
sec. 6, Full Moon Lode as shown on amended plat of section 6, Township 56 North, Range 5 West, approved on April 14,1920.

Cont ining 19.63 acres

FILED BY D. M. Mandigo
'92 MAY 29 AM 9 04
RECORDER OF BONNER COUNTY BY SR DEP.

SIGNED, this 26TH. day of MAY, 1992

Julia M. M. J. Mandigo
Julia M. Mandigo

STATE OF ~~IDAHO~~ WASHINGTON,
County of ~~Bonner~~ KITTITAS } ss.

On this 30 day of May, 1992, before me, MARIAN W DAWES a Notary Public, in and for said state, personally appeared JULIA MARIE MANDIGO

known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that she executed the same.

In Witness Whereof, I have hereunto set my hand and notarial seal on the date last above written.

M. Marian W. Dawes
Notary Public, residing at
Cle Elum, Wash. Idaho

STATE OF IDAHO,
County of Bonner } ss.

Filed for record at the request of .....

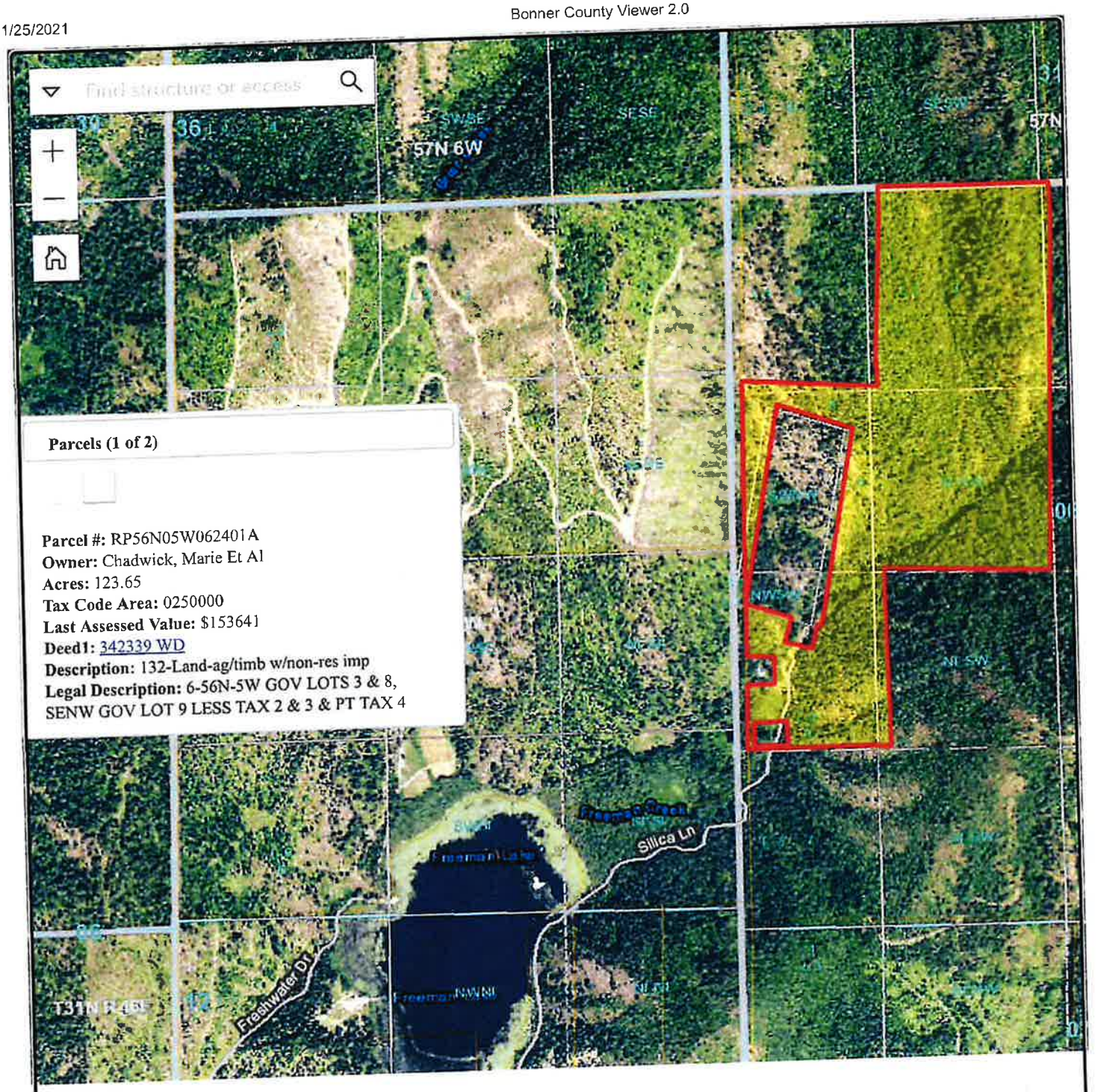
on the ..... day of ....., 19...., at ..... o'clock ..... M.,

in Book ..... of Deeds, on page .....

..... Recorder.

By ..... Deputy. Recording fee. $.....

MAIL DEED TO:	MAIL TAX NOTICE TO:
Mandigo	Name
PO Box 234	Address
Priest River, Id 83856	City & State



Parcels (1 of 2)

Parcel #: RP56N05W062401A
Owner: Chadwick, Marie Et Al
Acres: 123.65
Tax Code Area: 0250000
Last Assessed Value: $153641
Deed1: 342339 WD
Description: 132-Land-ag/timb w/non-res imp
Legal Description: 6-56N-5W GOV LOTS 3 & 8, SENW GOV LOT 9 LESS TAX 2 & 3 & PT TAX 4

1:18055

Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W128460A**
Site Address:	3958 Freeman Lk Rd
	Oldtown ID 83822 - 9598
Owner:	Oscarson, Eric B
	PO Box 3547
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	5.64 Acres (245,591 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	250000 / 0.0054
Deeds:	708017 QC,569310 QC,
Total Land Value:	$55,323.00
Total Impr Value:	$0.00
Total Value:	$55,323.00

Tax Information

Tax Year	Annual Tax
2019	$359.14
2018	$311.26
2017	$360.97

Legal

12-56N-6W TAX 16 1971 MODULINE 12 X 52 MH

Land

Land Use:	513 - Land Rural cat 12 w/MH	Zoning:	Rural 10
Land Categories:	12	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	5.638	$55,323.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**MH56N06W12846AA**
Site Address:	3958 Freeman Lk Rd
	Oldtown ID 83822 - 9598
Owner:	Oscarson, Eric B (Nto) Platts, Richard P
	PO Box 3547
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	0.00 Acres (0 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	
Levy:	250000 / 0.0054
Total Land Value:	$0.00
Total Impr Value:	$2,000.00
Total Value:	$2,000.00

Tax Information

Tax Year	Annual Tax
2019	$201.01
2018	$132.29
2017	$0.00

Legal

12-56N-6W 1971 MODULINE 12 X 52 STORAGE ONLY

Land

Land Use:	546 - MH parcel on own ld not RP	Zoning:	
Land Categories:		Building Categories:	79 - MH Storage only
Recreation:		School District:	

Assessor Categories

Category	Quantity	Value	Exemption
46		$2,000.00	$0.00

Improvement

Year Built:	1971 (1971)	Bathrooms:		Finished Sq Ft:	624
Stories:		Bedrooms:		Heat:	Undefined
A/C:	Yes	Garage:		Roof:	Aluminum sheet - Flat or Shed
Basement:		Carport:		Pool:	
Condition:	F	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
MHOME	1971	1971	624	

Return To:
LandAmerica Lawyers Title
301 N Third
Coeur d'Alene, ID 83814
Escrow No. 06-9562
47738

708017

SANDPOINT TITLE INSURANCE

FILED BY
2006 JUL 11 A 11:09
6.00
MARIE SCOTT
BONNER COUNTY RECORDER
DEPUTY

QUITCLAIM DEED

FOR VALUE RECEIVED

Shawn E. Oscarson, a married woman spouse of grantee

do(es) hereby convey, release and forever quitclaim unto:

Eric B. Oscarson, a married man as his sole and separate property

whose current address is: PO Box 2065, Priest River, ID 83856

the following described premises, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Date: July 7, 2006

Shawn E. Oscarson

Shawn E. Oscarson

STATE OF Idaho)
) ss.
COUNTY OF Kootenai)

On this 10th day of July, in the year of 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared
Shawn E. Oscarson
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 for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

DEBBIE K. MATTHEWS NOTARY PUBLIC STATE OF IDAHO

Debbie K. Matthews
Notary Public in and for said State
Residing at: Coeur d'Alene
Commission Expires: 3-30-11

Exhibit "A"

A parcel of land located in the Southwest quarter of the Southeast quarter of Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at a 1 1/2 inch aluminum cap in a 4 inch square concrete monument which marks the Southeast corner of said Section 12, from which a 1 1/2 inch aluminum cap in a 4 inch square concrete monument marking the South quarter corner of said Section 12 bears North 88° 07'41" West 2637.29 feet distant;

Thence along said South line North 88° 07'41" West 1683.89 feet to the Southeast corner of that certain Assignment Deed of record on file at Instrument No. 545731, records of Bonner County;

Thence along the East line of said Deed, North 01° 14'48" East 574.37 feet to a 5/8 inch rebar with plastic cap marked INC PLS 8962, said point marks the true point of beginning of the parcel of land hereinafter described;

Thence North 88° 39'02" West 158.44 feet to a 5/8" rebar with plastic cap in a concrete monument;

Thence North 26° 09'01" West 806.40 feet to a 5/8" rebar with a plastic cap marked INC PLS 8962, said point lying on the South right of way line of an existing county road;

Thence along said South right of way line South 88° 28'14" East 529.51 feet to a 5/8 inch rebar with a plastic cap marked INC PLS 8962;

Thence departing said right of way line South 01° 14'48" West 713.62 feet to the true point of beginning.

After Recording Return To:
Nick M. Lamanna, Esq.
Attorney at Law
PO Box 749
Priest River, ID 83856

FILED BY
N Lamanna
2000 SEP -1 A 10 16
BONNER COUNTY RECORDER
DEPUTY

569310

QUIT CLAIM DEED

THE GRANTOR, RONNIE A. OSCARSON, a single man, for a valuable consideration, remises, releases and quitclaims unto ERIC B. OSCARSON, a married man, taking as his sole and separate property, of Post Office Box 2065, Priest River, Idaho 83856, the GRANTEE, all of his right, title and interest in and to the following described real property in Bonner County, State of Idaho, to wit:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-1/2 INCH ALUMINUM CAP IN A 4 INCH SQUARE CONCRETE MONUMENT WHICH MARKS THE SOUTHEAST CORNER OF SAID SECTION 12, FROM WHICH A 1-1/2 INCH ALUMINUM CAP IN A 4 INCH SQUARE CONCRETE MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 88□07'41" WEST 2637.29 FEET DISTANT;

THENCE ALONG SAID SOUTH LINE NORTH 88□07'41" WEST 1683.89 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN ASSIGNMENT DEED OF RECORD ON FILE AT INSTRUMENT NUMBER 545731, RECORDS OF BONNER COUNTY;

THENCE ALONG THE EAST LINE OF SAID DEED NORTH 01□14'48" EAST 574.37 FEET TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED INC PLS 8962, SAID POINT MARKS THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED;

THENCE NORTH 88□39'02" WEST 158.44 FEET TO A 5/8" REBAR WITH PLASTIC CAP IN A CONCRETE MONUMENT.

569310

THENCE NORTH 26□09'01" WEST 806.40 FEET TO A 5/8" REBAR WITH A PLASTIC CAP MARKED INC PLS 8962, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF AN EXISTING COUNTY ROAD;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88□28'14" EAST 529.51 FEET TO A 5/8 INCH REBAR WITH A PLASTIC CAP MARKED INC PLS 8962;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 01□14'48" WEST 713.62 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 245,598.6 SQUARE FEET OR 5.64 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS OF RECORD.

DATED this 15th day of June, 2000.

Ronnie A. Oscarson

Ronnie A. Oscarson

STATE OF IDAHO,)
: ss
County of Bonner.)

On this 15th day of June 2000, before me, the undersigned, a Notary Public in and for said state, personally appeared Ronnie A. Oscarson, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

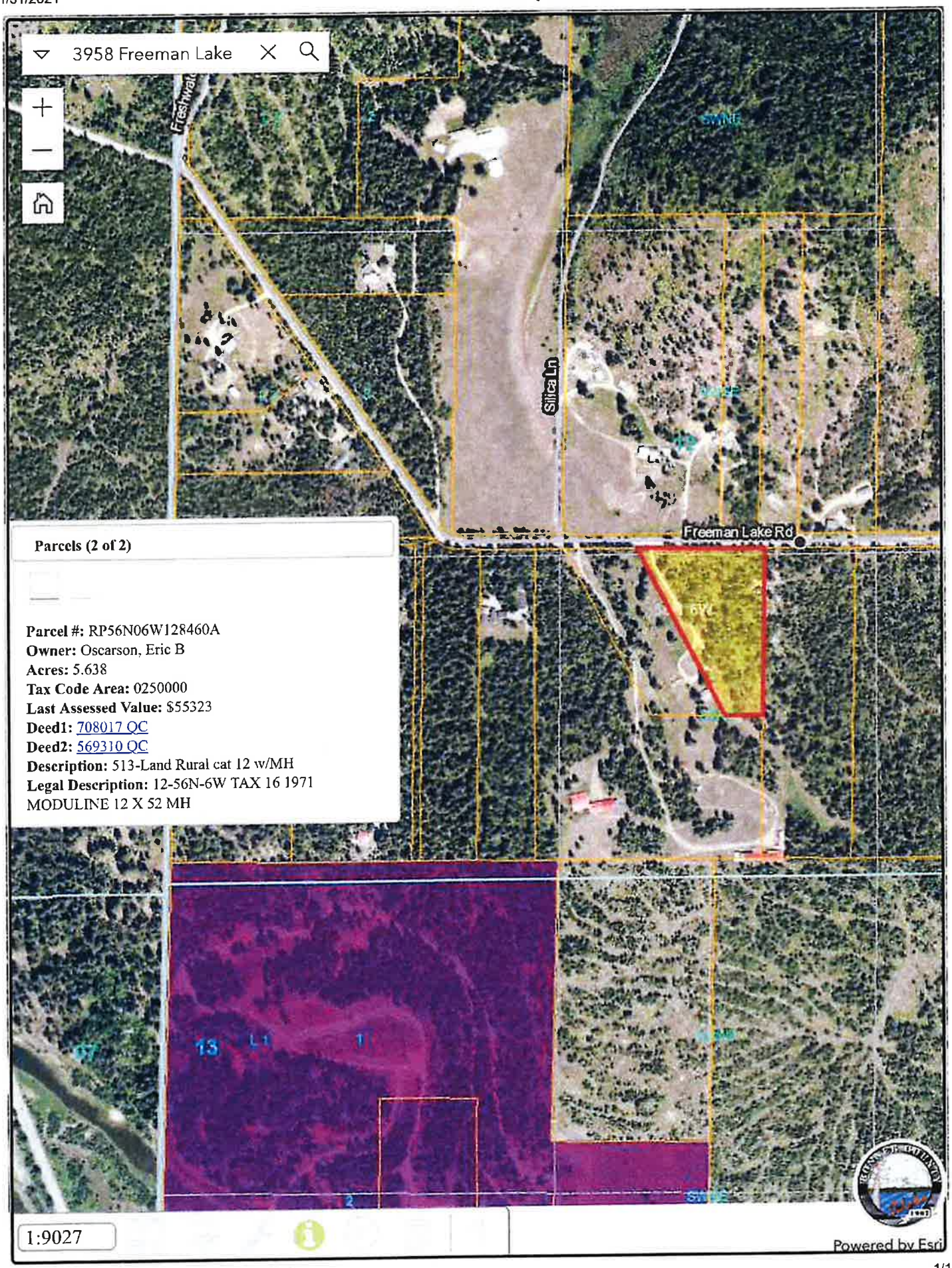
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

ARLENE NELSON NOTARY PUBLIC STATE OF IDAHO

Arlene Nelson

Notary Public – State of Idaho.
Residing at Priest River, therein.
My commission expires: 9-28-2004.

QUIT-CLAIM DEED
P-2


3958 Freeman Lake
Freeman Lake Rd
Silica Ln
Parcels (2 of 2)
Parcel #: RP56N06W128460A
Owner: Oscarson, Eric B
Acres: 5.638
Tax Code Area: 0250000
Last Assessed Value: $55323
Deed1: 708017 QC
Deed2: 569310 QC
Description: 513-Land Rural cat 12 w/MH
Legal Description: 12-56N-6W TAX 16 1971
MODULINE 12 X 52 MH
1:9027
Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W120002A**
Site Address:	3635 Freeman Lk Rd
	Oldtown ID 83822 - 9598
Owner:	Mullen, Jeff R & Ellen L
	3635 Freeman Lk Rd
	Oldtown ID 83822 - 9598
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	60.00 Acres (2,613,600 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	431266 WD
Total Land Value:	$46,484.00
Total Impr Value:	$44,261.00
Total Value:	$90,745.00

Tax Information

Tax Year	Annual Tax
2019	$567.64
2018	$494.00
2017	$535.50

Legal

12-56N-6W E2E2NE & E2NESE

Land

Land Use:	131 - Land-ag/timb w/resid Imp	Zoning:	Rural 10
Land Categories:	7;10;19	Building Categories:	25 - Two Story
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	58.62	$7,034.00	$0.00
10	1	$39,450.00	$19,725.00
19	0.38	$0.00	$0.00
31		$37,686.00	$18,843.00
32		$6,575.00	$0.00

Improvement

Year Built:	1970 (2010)	Bathrooms:	1	Finished Sq Ft:	1,782
Stories:	2	Bedrooms:	4	Heat:	Electric baseboard
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	F	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	2010	2010	144	
SHEDGP	1970	1970	200	
POLEBLDG	2010	2010	216	
LEANTO	1970	1970	336	
LEANTO	1970	1970	336	
POLEBLDG	1970	1970	480	

FILED [illegible] American Title

'93 SEP 2 PM 3 33

RECORDED OF BONNER
COUNTY [illegible] DEP.

431266

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Grantor, MARGERY N. JOHNSON, a widow, of Route 4, Box 231, Oldtown, Idaho 83822, FOR A VALUABLE CONSIDERATION, DOES HEREBY grant, bargain, sell and convey unto JEFF R. MULLEN and ELLEN L. MULLEN, husband and wife, of P. O. Box 834, Priest River, Idaho 83856, the Grantees, the following described property in Bonner County, State of Idaho, to wit:

> The East Half of the East Half of the Northeast Quarter and the East Half of the Northeast Quarter of the Southeast Quarter, all in Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho;
>
> LESS a strip of land 25 feet wide along the South side thereof, conveyed to Bonner County by Right of Way Deed, recorded in Book 36 of Deeds, Page 610, records of Bonner County, Idaho.

TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

AND, the above named Grantor hereby covenants that the above described premises are free from encumbrances and that she and her heirs, executors and administrators shall warrant and defend the above premises against all lawful claims and demands except current taxes, easements, restrictions, reservations, covenants and rights of way of record and of view.

DATED this 31 day of August, 1993.

Margery N. Johnson

Margery N. Johnson

Return To:

COOKE, LAMANNA
SMITH & COGSWELL
CHARTERED
ATTORNEYS AT LAW
PRIEST RIVER
PROFESSIONAL CENTER
Priest River, Idaho 83856
TEL NO (208) 448-1221
FAX NO (208) 448-1314

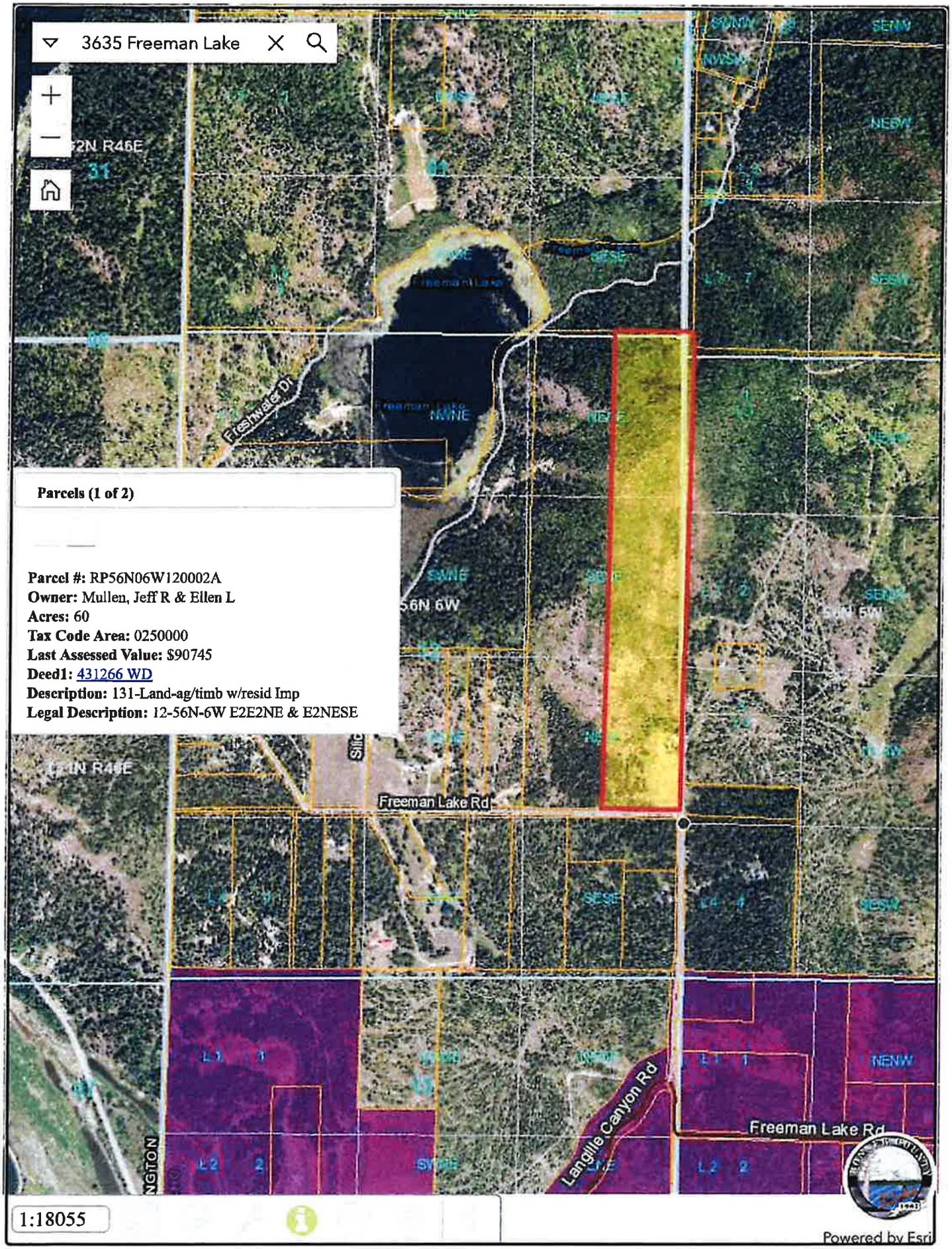
STATE OF IDAHO)
: ss
County of Bonner)

In this 5 day of August, 1991, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared MARJERY M. JOHNSON, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public - State of Idaho
Residing at Priest River, therein.
My commission expires: 5/15/94

WARRANTY DEED



Parcels (1 of 2)

Parcel #: RP56N06W120002A
Owner: Mullen, Jeff R & Ellen L
Acres: 60
Tax Code Area: 0250000
Last Assessed Value: $90745
Deed1: 431266 WD
Description: 131-Land-ag/timb w/resid Imp
Legal Description: 12-56N-6W E2E2NE & E2NESE

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W127804A**
Site Address:	3927 Freeman Lk Rd
	Oldtown ID 83822 - 9598
Owner:	Mairs, Manuel C & Jaclin N
	PO Box 205
	Black Diamond WA 98010 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	10.00 Acres (435,600 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	899145 WD,830498 WD,728037 WD
Total Land Value:	$54,215.00
Total Impr Value:	$13,913.00
Total Value:	$68,128.00

Tax Information

Tax Year	Annual Tax
2019	$387.26
2018	$414.24
2017	$359.88

Legal

12-56N-6W E 330FT OF E2NWSE CPWRS

Land

Land Use:	532 - ronresid imprv on cat12/15	Zoning:	Rural 10
Land Categories:	12	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	10	$54,215.00	$0.00
32		$13,913.00	$0.00

Improvement

Year Built:	2017 (2017)	Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	2017	2017	1,200	

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
Manuel C. and Jaclin N. Mairs
PO Box 205
Black Diamond, WA 98010

Instrument # 899145
BONNER COUNTY, SANDPOINT, IDAHO
12-9-2016 2:16:48 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - SA
Michael W Rosedale Fee: $13.00
Ex-Officio Recorder Deputy
Index to: WARRANTY DEED

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **609698-S (cl)**

Date: **November 15, 2016**

For Value Received, **The Shine Living Trust dated July 30, 2012**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Manuel C. Mairs and Jaclin N. Mairs, husband and wife as community property with right of survivorship**, hereinafter called the Grantee, whose current address is **PO Box 205, Black Diamond, WA 98010**, the following described premises, situated in **Bonner** County, **Idaho**, to-wit:

The East 330 feet of the East half of the Northwest quarter of the Southeast quarter of Section 12, Township 56 North, Range 6 West of the Boise Meridian, Bonner County, Idaho.

EXCEPTING therefrom the right of way of County Road No. 86, along the South line thereof.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

The Shine Living Trust dated July 30, 2012

Deanna Kay Shine, Trustee

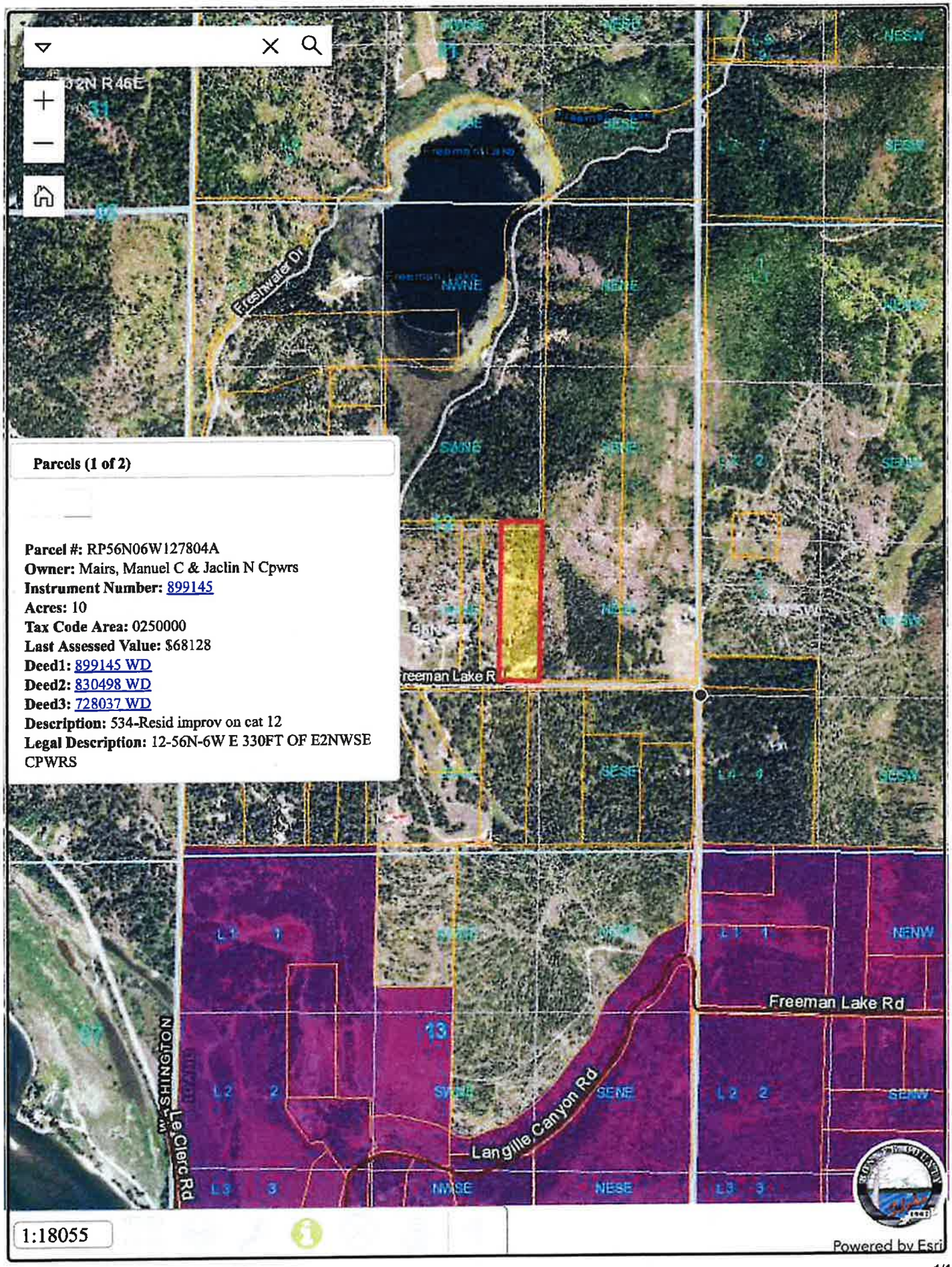
Deanna Kay Shine, Trustee

STATE OF Idaho)
SS.
COUNTY OF Kootenai)

On this 16 **day of November, 2016,** before me, a Notary Public in and for said State, personally appeared **Deanna Kay Shine,** known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Trustee of the **The Shine Living Trust,** and acknowledged to me that she executed the same as such Trustee.

Notary Public of Idaho
Residing at: Hayden, ID
Commission Expires: 7-16-2021

SYLVIA MCCORMICK
NOTARY
PUBLIC
STATE OF IDAHO


Parcels (1 of 2)
Parcel #: RP56N06W127804A
Owner: Mairs, Manuel C & Jaclin N Cpwrs
Instrument Number: 899145
Acres: 10
Tax Code Area: 0250000
Last Assessed Value: $68128
Deed1: 899145 WD
Deed2: 830498 WD
Deed3: 728037 WD
Description: 534-Resid improv on cat 12
Legal Description: 12-56N-6W E 330FT OF E2NWSE CPWRS
Freshvale Dr
Freeman Lake Rd
Langille Canyon Rd
Le Clerc Rd
WASHINGTON
1:18055
Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W123750A**
Site Address:	4571 Freeman Lk Rd
	Oldtown ID 83822
Owner:	Wilson, MacKlyn Carl
	PO Box 1589
	Newport WA 99156 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	20.01 Acres (871,461 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	934742 WD,873990 QC,868624 WD
Total Land Value:	$97,892.00
Total Impr Value:	$0.00
Total Value:	$97,892.00

Tax Information

Tax Year	Annual Tax
2019	$68.82
2018	$74.10
2017	$75.20

Legal

12-56N-6W TAX 24

Land

Land Use:	512 - Land Resid rural tract vac	Zoning:	Rural 10
Land Categories:	12	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	20.006	$97,892.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Instrument # 934742
Bonner County, Sandpoint, Idaho
02/20/2019 11:04:18 AM No. of Pages: 3
Recorded for KOOTENAI COUNTY TITLE COMPANY
Michael W Rosedale Fee $15.00 rilcherty
Ex-Officio Recorder Deputy
Index to WARRANTY DEED

WARRANTY DEED

KOOTENAI TITLE

File No. 404553/410422TGW

WARRANTY DEED

For Value Received

Minnaloosa Land Company LLC an Idaho Limited Liability Company

The Grantor, does hereby grant, bargain, sell and convey unto

Macklyn Carl Wilson, a single person

Address: PO. Box 1589 Newport, WA 99156

The Grantee, the following described premises, in Bonner County, Idaho, to wit:

See Exhibit "A" attached hereto and made a part hereof for legal description:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: September 20, 2018

Minnaloosa Land Company LLC

BY: _____
Thomas D. Mort
Member

BY: _____
Stephen S. Richardson
Member

STATE OF Idaho)
) ss.
COUNTY OF Kootenai)

On this 19th day of ~~September~~ February, in the year of ~~2018,~~ 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas D. Mort and Stephen S. Richardson identified to me to be the Members of Minnaloosa Land Company, a Limited Liability Company, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) for said Limited Liability Company, and that by his/her/their signature(s) on the foregoing instrument, the Limited Liability Company executed the instrument and acknowledged the same for the purposes therein contained.

Exhibit 'A'

A parcel of land located in portions of Government Lot 1, Government Lot 2 and the West half of the Northwest Quarter of the Northeast Quarter of Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the Center Quarter corner of said Section 12 (as marked by a 5/8 inch iron rod & cap "PLS 882", per CP&F Instrument No. 865735) from which the closing subdivision corner (West Quarter corner) of said Section 12 (as marked by 1.5 inch aluminum cap monument per CP&F Instrument No. 865730) bears South 89°25'17" West, 1568.09 feet; thence

North 00°15'33" East along the East line of said Government Lot 2 a distance of 1296.22 feet to the Northeast corner of said Government Lot 2 and the Northeast corner of "Tract 1" as recorded in a Warranty Deed Instrument No. 868624 of Bonner County records and the True Point of Beginning for this described parcel of land; thence

South 89°31'51" West (Deed call West), 60.00 feet to a point; thence

South 00°15'33" West (Deed call South), 55.00 feet to a point; thence

South 89°32'00" West (Deed call West), 400.00 feet to a point; thence

South 72°44'16" West, 522.07 feet to a 5/8 inch rebar & cap "ATS PLS 8962"; thence

South 89°25'17" West, 390.68 feet to a point on the East line of the "Freeman Lake Access Road", described as "Tract 3" of said Warranty Deed Instrument No. 868624 and marked by a 5/8 inch rebar & cap "ATS PLS 8962"; thence

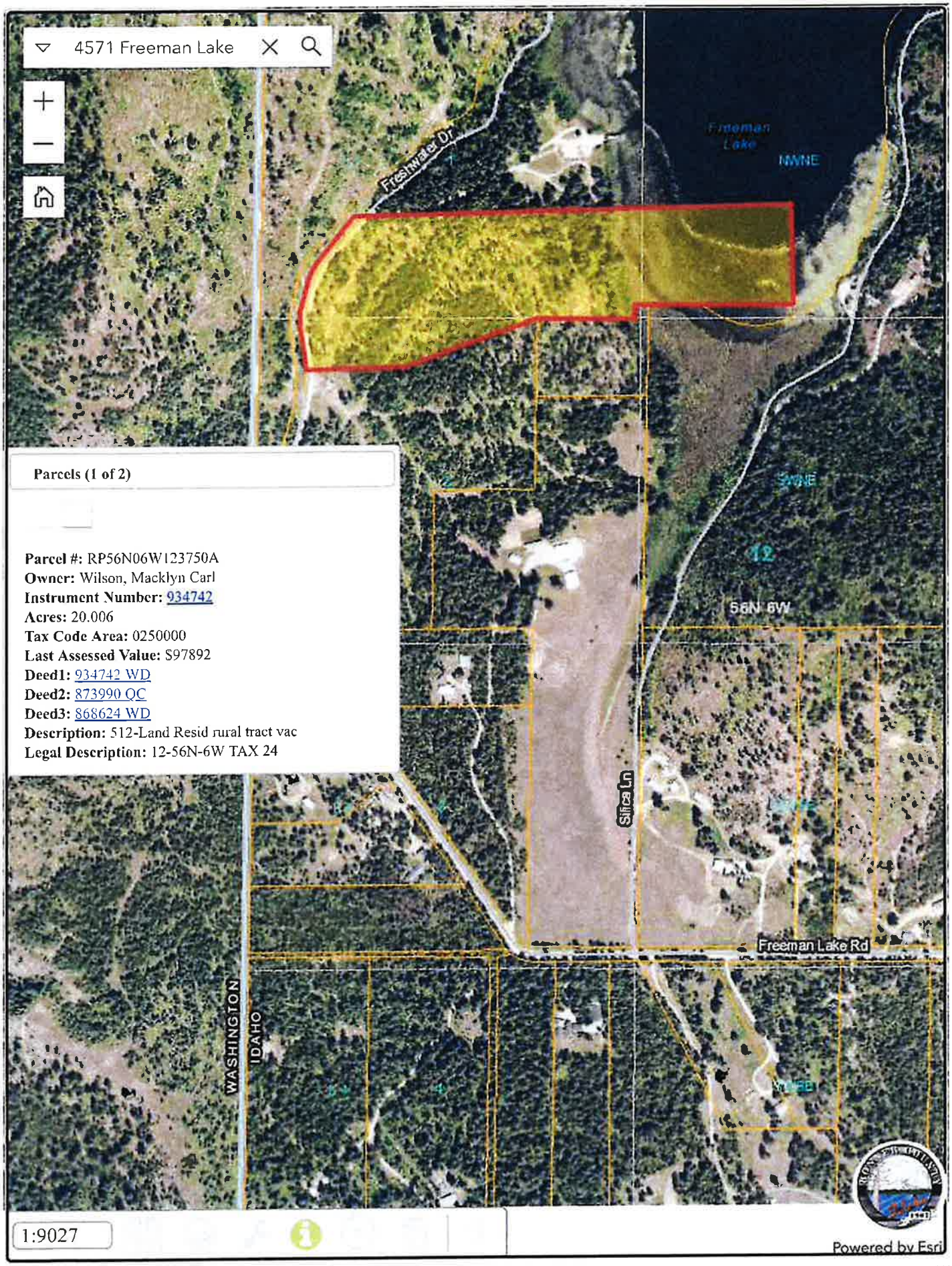
Along said Easterly line of said "Tract 3" the following 6 courses:

1) North 08°01'24 West, 103.08 feet to a point of tangent curvature to the right;
2) 113.85 feet along said curve having a radius of 300.00 feet, a central angle of 21°44'38" and a chord bearing North 02°50'55" East, 113.17 feet to a point of tangency;
3) North 13°43'14" East, 79.78 feet to a point of tangent curvature to the right;
4) 132.59 feet along said curve having a radius of 280.00 feet, a central angle of 27°07'55" and a chord bearing North 27°17'11" East, 131.36 feet to a point of tangency;
5) North 40°51'09" East, 217.35 feet to a 5/8 inch rebar with plastic cap "PLS 6374";
6) North 89°38'17" East, 1789.60 feet to a point on the East line of the West half of the Northwest Quarter of the Northeast Quarter of said Section 12; thence

South 00°04'09" West along said East line, 362.09 feet to the Center-West-Northeast 1/64th corner; thence

South 89°31'51" West, 652.26 feet returning to the Point of Beginning for this described parcel of land.

INITIALS



Parcels (1 of 2)

Parcel #: RP56N06W123750A
Owner: Wilson, Macklyn Carl
Instrument Number: 934742
Acres: 20.006
Tax Code Area: 0250000
Last Assessed Value: $97892
Deed1: 934742 WD
Deed2: 873990 QC
Deed3: 868624 WD
Description: 512-Land Resid rural tract vac
Legal Description: 12-56N-6W TAX 24

West Pond Creek Fire District

Page 3

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W128540A**
Site Address:	4058 Freeman Lk Rd Oldtown ID 83822 - 9598
Owner:	Mauro, Michael Badeaux, Cindy 4058 Freeman Lk Rd Oldtown ID 83822 - 9598
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	5.00 Acres (217,800 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3020
Levy:	250000 / 0.0054
Deeds:	936843 WD,872380 QC,858958 WD,840204 TD,765710 QC
Total Land Value:	$53,338.00
Total Impr Value:	$138,692.00
Total Value:	$192,030.00

Tax Year	Annual Tax
2019	$847.80
2018	$740.18
2017	$749.54

12-56N-6W TAX 8

Land Use:	534 - Resid improv on cat 12	Zoning:	Rural 10
Land Categories:	12	Building Categories:	12 - One Story w/ basement
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
12	5	$53,338.00	$19,725.00
32		$3,643.00	$0.00
34		$135,049.00	$67,525.00

Year Built:	1970 (1970)	Bathrooms:	2	Finished Sq Ft:	1,620
Stories:	1	Bedrooms:	3	Heat:	Electric baseboard
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	1970	1970	720	

Instrument # 936843
Bonner County, Sandpoint, Idaho
04/08/2019 12:23:58 PM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - SANDPOINT
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy cbrannon
Index to: WARRANTY DEED

File No. : 717422

Document Type: Warranty Deed

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
419 North Second Ave.
Sandpoint, ID 83864

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **717422-S (llp)**

Date: **March 28, 2019**

For Value Received, **Justin R. Mullet and Jalyn R. Mullet, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Michael Mauro, an unmarried man and Cindy Badeaux, an unmarried woman**, hereinafter called the Grantee, whose current address is **850 N. Tinsmith Ln., Post Falls, ID 83854**, the following described premises, situated in **Bonner** County, **Idaho,** to-wit:

A PARCEL OF LAND IN SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, THENCE EAST 2044.09 FEET AND NORTH 608.19 FEET TO A 5/8 INCH IRON ROD SET IN CONCRETE AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 88°31'33" EAST, 306.77 FEET TO A 5/8 INCH IRON ROD SET IN CONCRETE;

THENCE NORTH 29°02'20" WEST, 800.88 FEET TO THE SOUTH LINE OF THE COUNTY ROAD;

THENCE SOUTH 88°31'33" WEST, 306.77 FEET ALONG SAID SOUTH LINE OF COUNTY ROAD;

THENCE SOUTH 29°02'20" EAST, 800.88 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: **03/28/2019** | Warranty Deed - continued | File No.: **717422-S (llp)**

Justin R. Mullet

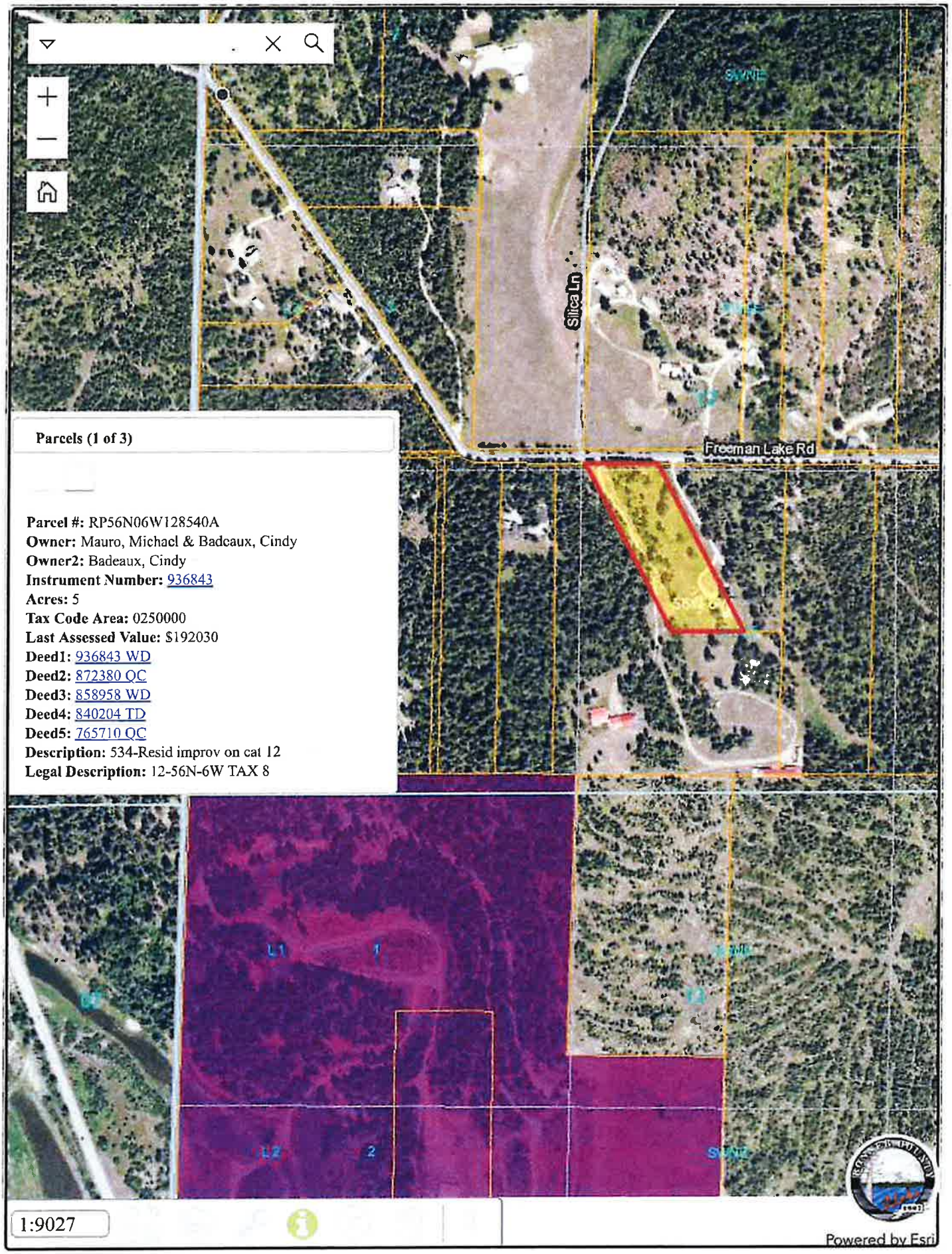
Jalyn R. Mullet

STATE OF ID)
SS.
COUNTY OF Bonner)

On this **April** 4, **2019**, before me, a Notary Public in and for said State, personally appeared **Justin R. Mullet and Jalyn R. Mullet**, 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.

NOTARY PUBLIC
MARCIA PHILLIPS
COMM. #68123 EXP. 08/17/2021
STATE OF IDAHO

Notary Public for the State of IDAHO
Residing at: Careywood
My Commission Expires: 8·17·21



Parcels (1 of 3)

Parcel #: RP56N06W128540A
Owner: Mauro, Michael & Badeaux, Cindy
Owner2: Badeaux, Cindy
Instrument Number: 936843
Acres: 5
Tax Code Area: 0250000
Last Assessed Value: $192030
Deed1: 936843 WD
Deed2: 872380 QC
Deed3: 858958 WD
Deed4: 840204 TD
Deed5: 765710 QC
Description: 534-Resid improv on cat 12
Legal Description: 12-56N-6W TAX 8

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W124552A**
Site Address:	4237 Freeman Lk Rd Oldtown ID 83822 - 9599
Owner:	Luiz, Frank A 4237 Freeman Lake Rd Oldtown ID 83822 - 9599
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	28.96 Acres (1,261,498 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	882154 QC,873989 QC,873988 QC,873985 WD,849232 PR
Total Land Value:	$141,821.00
Total Impr Value:	$255,947.00
Total Value:	$397,768.00

Tax Year	Annual Tax
2019	$1,894.94
2018	$1,715.40
2017	$1,482.54

12-56N-6W TAX 1 LESS TAX 4 TAX 5,6,7 & 22 2010 VALLEY HOMES 27 X 68 RP

Land Use:	548 - MH real prop on own land	Zoning:	Rural 10
Land Categories:	12;19	Building Categories:	98 - MH-RP dbl wide 2001-2010
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
12	28.85	$141,821.00	$15,541.00
19	0.11	$0.00	$0.00
32		$41,554.00	$0.00
47		$52,906.00	$20,842.00
48		$161,487.00	$63,617.00

Year Built:	1979 (2010)	Bathrooms:		Finished Sq Ft:	1,836
Stories:		Bedrooms:		Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Comp sh to 235# - Gable
Basement:		Carport:		Pool:	
Condition:	G	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
MISC	2010	2010		
ICP	2010	2010	648	
LEANTO	2005	2005	720	
BSMT	1979	1979	1,092	
POLEBLDG	1979	1979	1,092	
MHOME	2010	2010	1,836	
POLEBLDG	2005	2005	2,100	
POLEBLDG	2005	2005	2,400	

AFTER RECORDING MAIL TO:

Instrument # 882154
BONNER COUNTY, SANDPOINT, IDAHO
11-16-2015 11:00:10 AM No. of Pages: 3
Recorded for : FRANK LUIZ
MICHAEL W ROSEDALE Fee: 16.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

Space Above This Line for Recorder's Use Only

QUITCLAIM DEED

Date: 11-13-15

For Value Received FRANK A. LUIZ

do(es) hereby convey, release, remise, and forever quit claim unto, FRANK A. LUIZ

whose address is, 4237 FREEMAN LAKE RD OLDTOWN ID 83822

herein after called the Grantee, the following described premises situated in
County, Idaho, to-wit:

See Attached
To be combined as one parcel

together with its appurtenances.

Tax Nos. 1,6 and 7 in Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho

Tax No. 1 described as follows:

Beginning at the Southeast corner of Lot 3; thence West 460 feet; thence North 2585 feet; thence East 400 feet; thence North 55 feet; thence East 60 feet; thence South 2640 feet to the point of beginning;

LESS Tax No. 4, Tax No. 4 being described as follows:

Beginning at the Northeast corner post of Lot 2 of said Section; thence running South 1089.6 feet; thence West 460 feet; thence North 1034.6 feet; thence West 400 feet; thence North 55 feet; thence East 60 feet to the place of beginning and

LESS Tax No. 5, Tax No. 5 being described as follows:

A parcel of land in Lot 2 of said Section and described as commencing at a point 568.8 feet North from the center post of Section 12; thence running West 460 feet; thence North 379 feet; thence East 460 feet; thence South 379 feet to the point of beginning.

AND LESS Tax No. 6, Tax No. 6 described as follows:

Commencing at a point 189.8 feet North from the center post of said Section 12; thence running West 460 feet; thence North 379 feet; thence East 460 feet; thence South 379 feet to the place of beginning

ALSO LESS the County Road.

AND

Tax No. 6 described as follows: commencing at a point 189.8 feet North from the center post of said Section 12; thence running West 460 feet; thence North 379 feet; thence East 460 feet; thence South 379 feet to the place of beginning AND

Tax No. 7 described as follows: That part of Lot 2 in said Section 12 and described as beginning at a point 460 feet West of the Southeast corner of said Lot 2; thence West 417.42 feet, thence North 417.42 feet; thence East 417.42 feet; thence South 417.42 feet to the place of beginning

TOGETHER WITH a parcel of land located in Government Lot 2, Section 12, Township 56 North, Range 6 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows;

Commencing at the Southeast corner of said Government Lot 2; thence South 89°25'17" West (deed call from Instrument #849232 is West), 877.42 feet to the Southwest corner of "Tax No. 7" according to said deed; thence North 00°15'33" East (deed call is North), 417.42 feet to the Northwest corner of said "Tax No. 7" and being the true **point-of-beginning** for this described parcel of land:

Thence, North 00°15'33" East, 151.38 feet to a point;

Thence, North 89°25'17" East, 417.41 feet to the Northwest corner of "Tax No. 6", Deed Instrument No. 849232;

Thence, South 00°15'33" West (deed call is South), 151.38 feet to the Northeast corner of said "Tax No. 7";

Thence, South 89°25'17" West (deed call is West), 417.41 feet returning to the point-of-beginning for this described parcel of land.

AND

A parcel of land in Lot 2, Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho, described as follows:

Commencing at a point 568.8 feet North from the center post of Section 12; thence West 460 feet; thence North 379 feet; thence East 460 feet; thence South 379 feet to the point of beginning, being that property designated as Tax 5 in said Section.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Frank A. Luiz

STATE OF Idaho)
ss.
COUNTY OF Bonner)

On this November 13th, 2015, before me, a Notary Public in and for said State, personally appeared Frank A Luiz, 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.

Melissa K. Morrell
Notary Public of Idaho
Residing at: 455 E. Reno Rd Oldtown ID 83822
Commission Expires: May 26, 2021

MELISSA K. MORRELL
NOTARY
PUBLIC
STATE OF IDAHO

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN TITLE COMPANY AS AN ACCOMMODATION. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS AFFECT UPON THE TITLE.

Instrument # 873989
BONNER COUNTY, SANDPOINT, IDAHO
5-27-2015 12:00:47 PM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - SA
Michael W Rosedale Fee: $16.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

QUITCLAIM DEED

FOR BOUNDARY LINE ADJUSTMENT

FOR VALUE RECEIVED, **Frank A. Luiz**, an unmarried man, (hereafter called "GRANTOR"), does hereby grant, bargain, sell, and convey unto **Frank A. Luiz**, an unmarried man, whose address is 4237 Freeman Lake Road, Oldtown, Idaho, 83822 (hereafter called "GRANTEE"), that certain real property, together with all appurtenances, located in Bonner County, Idaho, and more particularly described as follows:

Tax Nos. 1, 6 and 7 in Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho.

Tax No. 1 described as follows:

Beginning at the Southeast corner of Lot 3; thence West 460 feet; thence North 2585 feet; thence East 400 feet; thence North 55 feet; thence East 60 feet; thence South 2640 feet to the point of beginning;

LESS Tax No. 4, Tax No. 4 being described as follows:

Beginning at the Northeast corner post of Lot 2 of said Section; thence running South 1089.6 feet; thence West 460 feet; thence North 1034.6 feet; thence West 400 feet; thence North 55 feet; thence East 60 feet to the place of beginning and

LESS Tax No. 5, Tax No. 5 being described as follows:

A parcel of land in Lot 2 of said Section and described as commencing at a point 568.8 feet North from the center post of Section 12; thence running West 460 feet; thence North 379 feet; thence East 460 feet; thence South 379 feet to the point of beginning.

AND LESS Tax No. 6, Tax No. 6 described as follows:

Commencing at a point 189.8 feet North from the center post of said Section 12; thence running West 460 feet; thence North 379 feet; thence East 460 feet; thence South 379 feet to the place of beginning.

ALSO LESS the County Road.

Tax No. 6 described as follows: commencing at a point 189.8 feet North from the center post of said Section 12; thence running West 460 feet; thence North 379 feet; thence East 460 feet; thence South 379 feet to the place of beginning.

Tax No. 7 described as follows: That part of Lot 2 in said Section 12 and described as beginning at a point 460 feet West of the Southeast corner of said Lot 2; thence West 417.42 feet; thence North 417.42 feet; thence East 417.42 feet; thence South 417.42 feet to the place of beginning.

TOGETHER WITH a parcel of land located in Government Lot 2, Section 12, Township 56 North, Range 6 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows;

Commencing at the Southeast corner of said Government Lot 2; thence South 89°25'17" West (deed call from Instrument #849232 is West), 877.42 feet to the Southwest corner of "Tax No. 7" according to said deed; thence North 00°15'33" East (deed call is North), 417.42 feet to the Northwest corner of said "Tax No. 7" and being the true **point-of-beginning** for this described parcel of land:

Thence, North 00°15'33" East, 151.38 feet to a point;

Thence, North 89°25'17" East, 417.41 feet to the Northwest corner of "Tax No. 6", Deed Instrument No. 849232;

Thence, South 00°15'33" West (deed call is South), 151.38 feet to the Northeast corner of said "Tax No. 7";

Thence, South 89°25'17" West (deed call is West), 417.41 feet returning to the **point-of-beginning** for this described parcel of land.

Together with and subject to easements, rights-of-way, covenants, reservations and restrictions of record and in view.

In witness whereof, Grantor has subscribed his name to this instrument.

DATED this 22 day of May, 2015.

GRANTOR:

Frank A. Luiz

FRANK A. LUIZ

STATE OF IDAHO)
)
COUNTY OF Bonner)

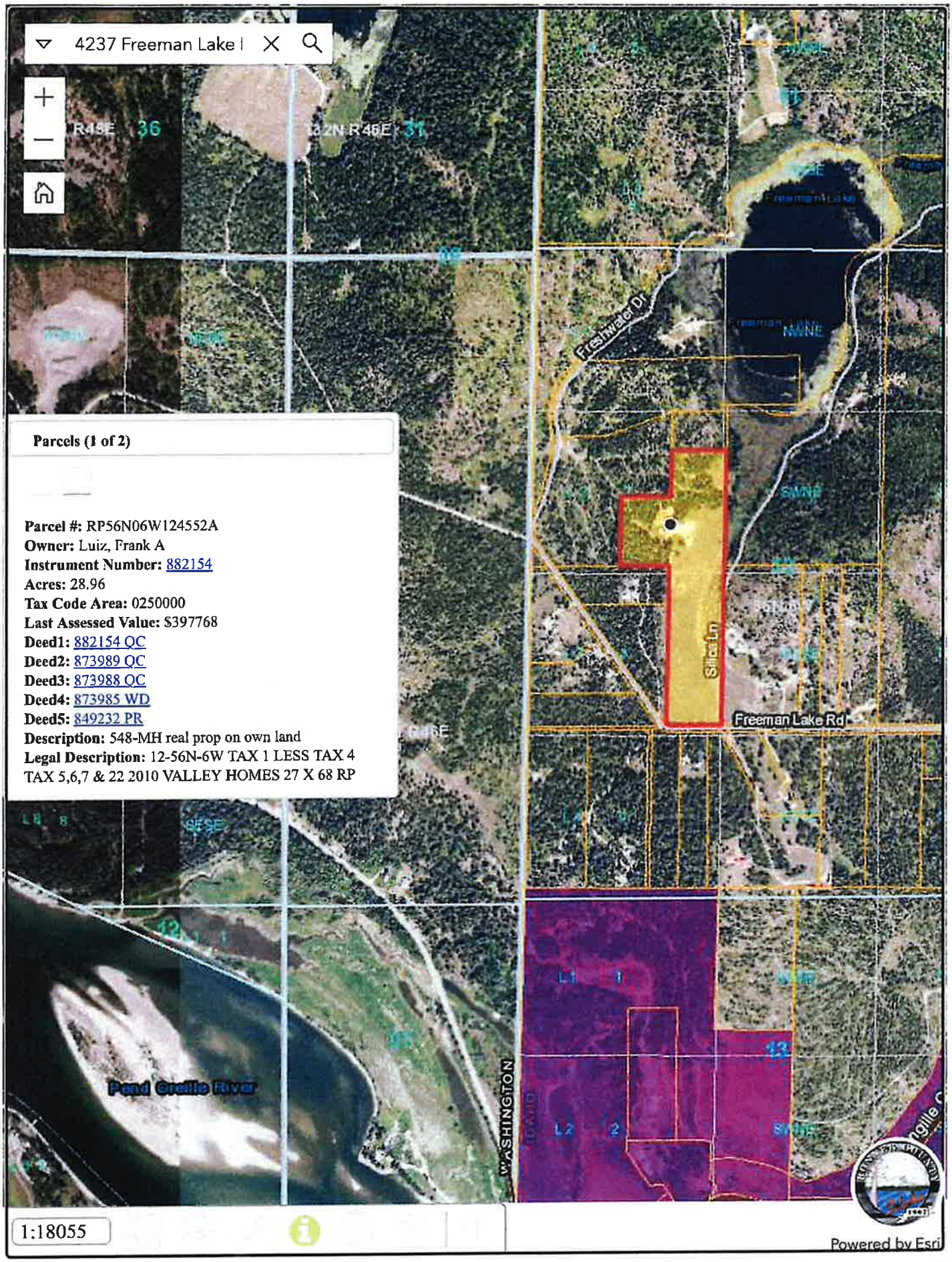
On this 22 day of May, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared **FRANK A. LUIZ**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

(Signature of Notary)

Lou Pell
(Legibly print or stamp name of Notary)

Notary Public in and for the State of ID
Residing at Sagle ID
My commission expires 10-21-17

LOU PELL
NOTARY
PUBLIC
STATE OF IDAHO



Parcels (1 of 2)

Parcel #: RP56N06W124552A
Owner: Luiz, Frank A
Instrument Number: 882154
Acres: 28.96
Tax Code Area: 0250000
Last Assessed Value: $397768
Deed1: 882154 QC
Deed2: 873989 QC
Deed3: 873988 QC
Deed4: 873985 WD
Deed5: 849232 PR
Description: 548-MH real prop on own land
Legal Description: 12-56N-6W TAX 1 LESS TAX 4 TAX 5,6,7 & 22 2010 VALLEY HOMES 27 X 68 RP

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W126000A**
Site Address:	4222 Freeman Lk Rd Oldtown ID 83822 - 9599
Owner:	Oscarson, Ron L & Constance G 4222 Freeman Lk Rd Oldtown ID 83822 - 9599
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	14.97 Acres (652,093 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	250000 / 0.0054
Deeds:	518855 QC
Total Land Value:	$41,126.00
Total Impr Value:	$156,617.00
Total Value:	$197,743.00

Tax Year	Annual Tax
2019	$280.22
2018	$194.66
2017	$169.20

12-56N-6W TAX 9

Land Use:	131 - Land-ag/timb w/resid Imp	Zoning:	Rural 10
Land Categories:	7;10	Building Categories:	12 - One Story w/ basement
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	13.97	$1,676.00	$0.00
10	1	$39,450.00	$19,725.00
31		$145,820.00	$72,910.00
32		$10,797.00	$0.00

Year Built:	1970 (2015)	Bathrooms:	2	Finished Sq Ft:	1,243
Stories:	1	Bedrooms:	3	Heat:	Electric baseboard
A/C:	Yes	Garage:	Detached 900 SqFt	Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
LEANTO	1970	1970	230	
LEANTO	1970	1970	248	
SHEDGP	1970	1970	345	
POLEBLDG	2009	2009	396	
POLEBLDG	2015	2015	396	
POLEBLDG	1980	1980	552	
DETGAR	1970	1970	900	

FILED BY
98 FEB 12 P 2:39
COUNTY RECORDER
DEPUTY

513855

QUIT CLAIM DEED

THE GRANTOR, INEZ OSCARSON, a single person, for a valuable consideration, remises, releases and quitclaims unto ON 1. OSCARSON and CONSTANCE G. OSCARSON, husband and wife, of 3116 Hargrave Avenue, Post Falls, Idaho 83854, all of her right, title and interest, in and to the following described real estate in Bonner County, State of Idaho, to wit:

> A tract of land in Section 12, Township 56 North, Range 6, W.B.M., described as follows:
>
> Commencing at the Southwest corner of said Section 12; thence South 89°55'30" East 502.80 feet to a 3/4" rebar; thence North 0°24'48" East 1299.51 feet to a 3/4" rebar; thence West to the Washington-Idaho State Line on the bearing call South 89°55'30" East to a 3/4" rebar; thence South along the Washington-Idaho State Line on the bearing call North 0°24'48" East a distance of 1299.51 feet to the point of beginning.

DATED this 6 day of February, 1998.

Inez Oscarson

STATE OF Idaho,)
: ss
County of [illegible])

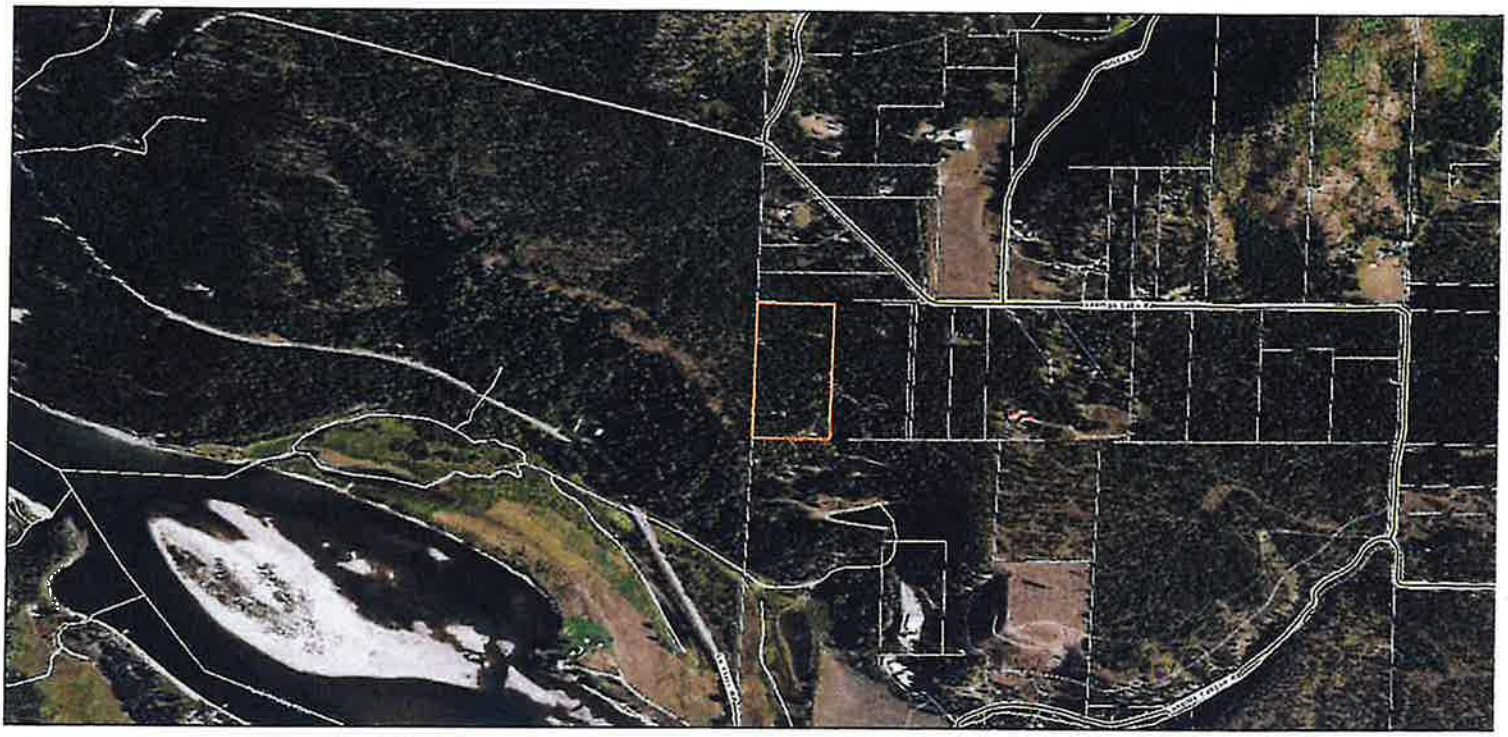
QUIT CLAIM DEED
P-1

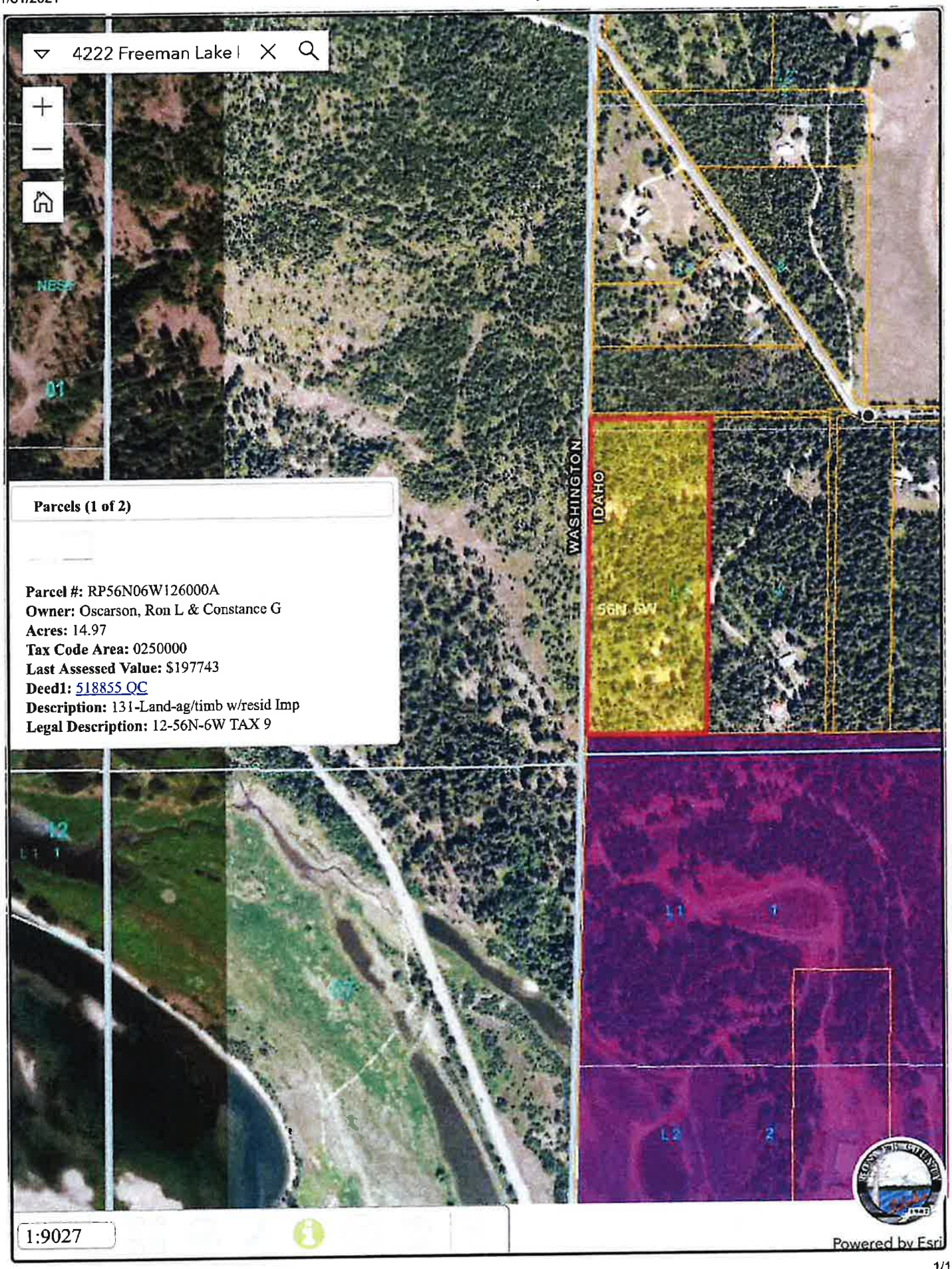
On this 6th day of February, 1998, before me, the undersigned, a Notary Public in and for said state, personally appeared **Inez Oscarson**, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Arlene Nelson
Notary Public - State of Utah.
Residing at Salt Lake herein.
My commission expires: 8-21-98.

QUIT CLAIM DEED
P-2





Parcels (1 of 2)

Parcel #: RP56N06W126000A
Owner: Oscarson, Ron L & Constance G
Acres: 14.97
Tax Code Area: 0250000
Last Assessed Value: $197743
Deed1: 518855 QC
Description: 131-Land-ag/timb w/resid Imp
Legal Description: 12-56N-6W TAX 9

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel (208) 263-6833
Fax (208) 263-5890

Parcel #:	**RP56N06W126750A**
Site Address:	4220 Freeman Lk Rd Oldtown ID 83822 - 9599
Owner:	Oscarson, Oscar R & Gaye Lynn 4220 Freeman Lk Rd Oldtown ID 83822 - 9599
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	22.07 Acres (961,369 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	250000 / 0.0054
Deeds:	239658 WD
Total Land Value:	$46,382.00
Total Impr Value:	$155,285.00
Total Value:	$201,667.00

Tax Year	Annual Tax
2019	$884.68
2018	$765.30
2017	$691.62

12-56N-6W TAX 10 TAX 13 LESS 14

Land Use:	131 - Land-ag/timb w/resid Imp	Zoning:	Rural 10
Land Categories:	6;10	Building Categories:	12 - One Story w/ basement
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
6	21.07	$6,932.00	$0.00
10	1	$39,450.00	$19,725.00
31		$147,193.00	$73,597.00
32		$8,092.00	$0.00

Year Built:	1981 (1981)	Bathrooms:	2	Finished Sq Ft:	2,317
Stories:	1	Bedrooms:	3	Heat:	No heat-wood stove/insert
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:	1,088 SqFt	Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	1981	1981	144	
ICP	1981	1981	240	
POLEBLDG	1981	1981	300	
LEANTO	1981	1981	620	
POLEBLDG	1981	1981	930	

38511

CORRECTED **WARRANTY DEED**

28
239653

For Value Received

Ronnie Oscarson and Donna L. Oscarson, husband and wife

the grantor s, do hereby grant, bargain, sell and convey unto

Oscar R. Oscarson and Gaye L. Oscarson, husband and wife

the grantee s, whose current address is Rt. 4, Box 255, Newport, WA 99156

the following described premises, in Bonner County Idaho, to-wit:

A parcel of land in Section 12, Township 56 North, Range 6 W.B.M., more particularly described as follows:

Beginning at a point on the South section line of said Section 12, said point being North 89° 55'30" West, 86.62 feet from the South Quarter corner; thence North 89°55'30" West along said South section line, 480.52 feet; North 00°24'48" East 1299.51 feet; South 89°55'30" East parallel with said South section line, 463.27 feet; South 00°21'07" East 1299.53 feet to the point of beginning. Said parcel containing approximately 14.1 acres.

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 they are free from all incumbrances

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

Dated: 3-5-81

Ronnie R Oscarson Donna L Oscarson

STATE OF IDAHO, COUNTY OF
On this 5th day of March, 1981, before me, a notary public in and for the said State, personally appeared

Ronnie Oscarson &
Donna L. Oscarson

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

Notary Public
Residing at Sandpoint Idaho
Comm. Expires 6-8-84

STATE OF IDAHO, COUNTY OF
I hereby certify that this instrument was filed for record at the request of BARECO TITLE INS.
at 17 minutes past 11 o'clock A M, this 13 day of March, 1981, in my office, and duly recorded in Book 300 of Deeds at Page 28

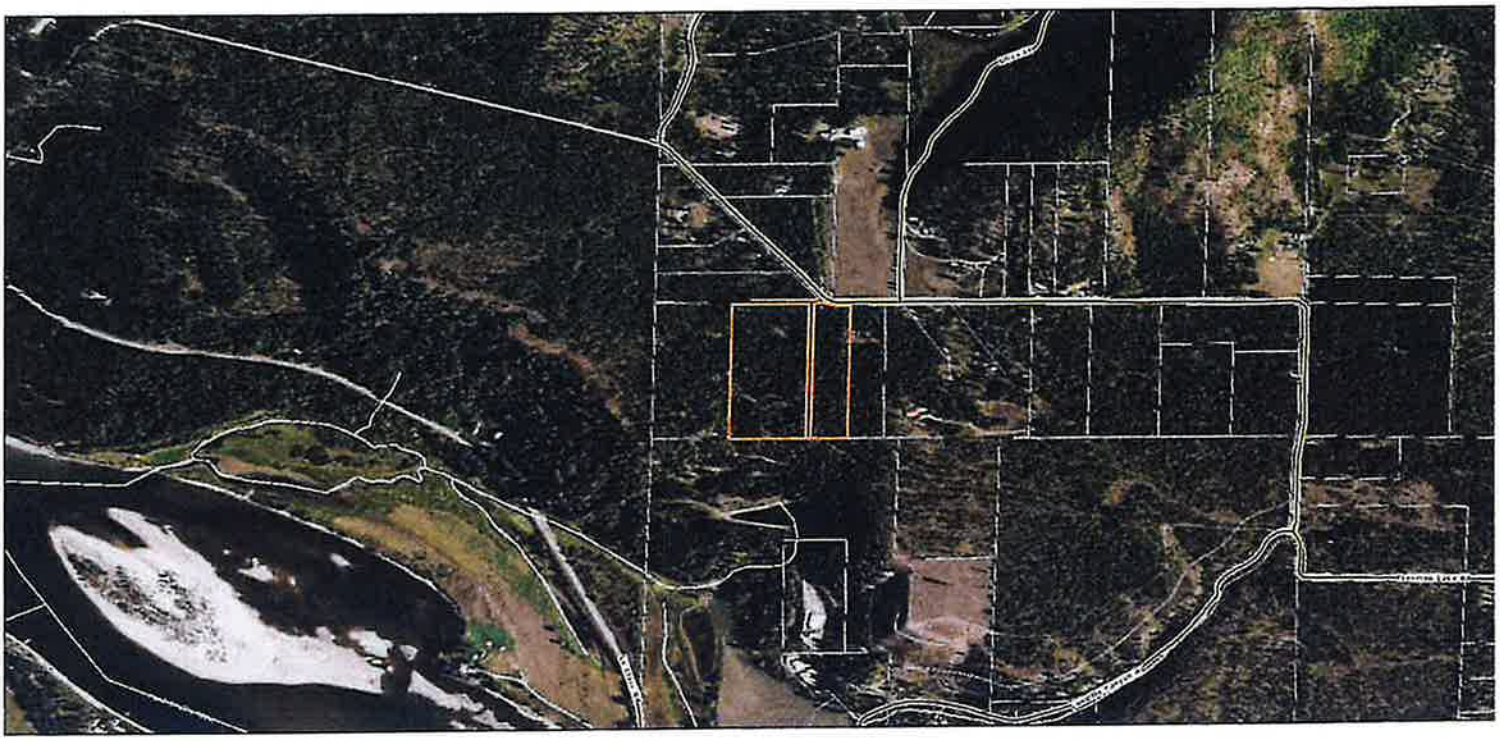
DORIS L. KENNEY
Ex-Officio Recorder

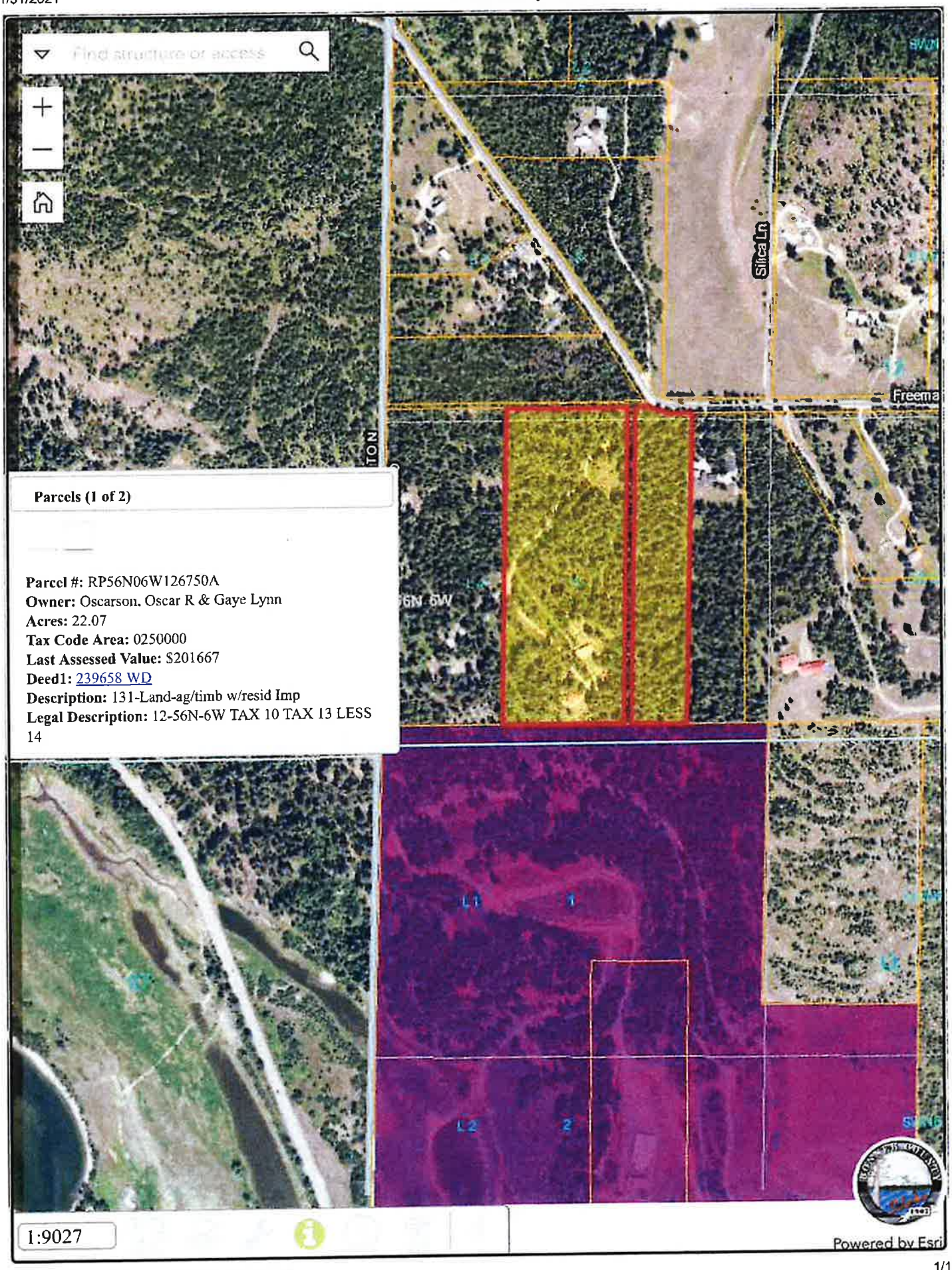
By Jo Deputy.

Fee $
Mail to: Pend Oreille Closing & Escrow
Box 676
Newport, WA 99156

INSTRUMENT No.

INSTRUMENT No.





Parcels (1 of 2)

Parcel #: RP56N06W126750A
Owner: Oscarson, Oscar R & Gaye Lynn
Acres: 22.07
Tax Code Area: 0250000
Last Assessed Value: $201667
Deed1: 239658 WD
Description: 131-Land-ag/timb w/resid Imp
Legal Description: 12-56N-6W TAX 10 TAX 13 LESS 14

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W128405A**
Site Address:	
	ID 83822
Owner:	Oscarson, Oscar R & Gaye Lynn
	4220 Freeman Lake Rd
	Oldtown ID 83822 - 9599
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	12.12 Acres (527,729 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	250000 / 0.0054
Deeds:	870919 QC,664891 QC,662020 QC,659671 SE,569311 QC
Total Land Value:	$6,849.00
Total Impr Value:	$0.00
Total Value:	$6,849.00

Tax Year	Annual Tax
2019	$47.72
2018	$50.72
2017	$51.36

12-56N-6W TAX 18

Land Use:	106 - Productivity forest land	Zoning:	Rural 10
Land Categories:	6;19	Building Categories:	
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
6	11.415	$6,849.00	$0.00
19	0.7	$0.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

AFTER RECORDING MAIL TO:
Grantee

Instrument # 870919
BONNER COUNTY, SANDPOINT, IDAHO
3-13-2015 02:33:12 PM No. of Pages: 2
Recorded for : BCP
MICHAEL W ROSEDALE Fee: 13.00
Ex-Officio Recorder Deputy
Index to QUIT CLAIM DEED

(THIS SPACE RESERVED FOR RECORDER'S USE)

QUITCLAIM DEED

For Value Received

OSCAR R. OSCARSON AND GAYE LYNN OSCARSON, HUSBAND AND WIFE

Does hereby convey, release, remise and forever quit claim unto

OSCAR R. OSCARSON AND GAYE LYNN OSCARSON, HUSBAND AND WIFE

whose address is: 4220 FREEMAN LAKE ROAD, OLDTOWN, ID 83822

the following described premises, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF

together with their appurtenances and including after acquired title.

Dated:

Grantor(s):

X _____
OSCAR R. OSCARSON

X _____
GAYE LYNN OSCARSON

State of Idaho)
ss.
County of Bonner)

On 3-12-15, before me, the undersigned, Notary Public, personally appeared Oscar R Oscarson AND Gaye Lynn Oscarson known or identified to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

Carolyn L Carlson
Notary Public in and for said County and State
Residing at: Bonner County
Commission Expires: 6-29-2015

CAROLYN L. CARLSON NOTARY PUBLIC STATE OF IDAHO

EXHIBIT "A"

Oscar R. & Gaye Lynn Oscarson Parcel–11.31 acres

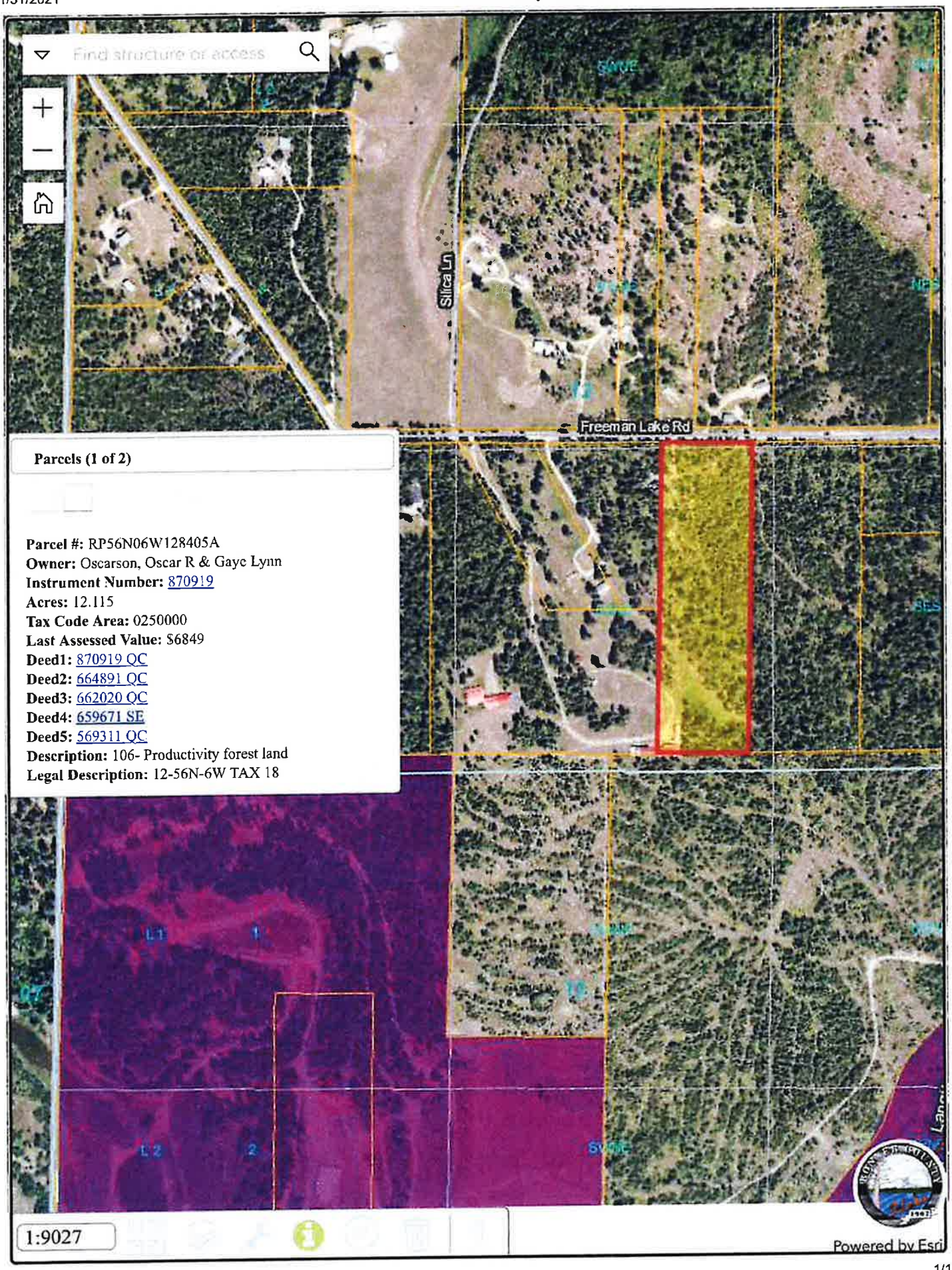
LEGAL DESCRIPTION

A tract of land in the South Half of the Southeast Quarter (S½SE¼) of Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho, more specifically described as follows:
Commencing at the southeast corner of said S½SE¼, which point is a 4" x 4" Concrete Monument with a 1.5" Aluminum Cap set by J. A. Sewell, CE/LS # 775 in 1981; thence North 89° 57' 45" West along the South line of said S½SE¼, and Tax No. 17 as described by Instrument Number 662021 in the records of Bonner County, a distance of 452.75 feet (North 89° 58' 24" West a distance of 452.80 feet by deed, and N.88° 07' 41" W., 452.80' by Tax No.17 deed) to an existing 5/8" Rebar with a yellow plastic cap marked "Bailey PLS 10559" set in 2004, thence North 89° 58' 57" West (N.89° 58' 24" W. by deed) along said South line a distance of 856.24 feet, which point is the of True Point of Beginning; thence leaving said South line, North 00° 36' 17" West a distance of 1314.95 feet to the North line of said S½SE¼; thence South 89° 41' 50" West along said North line a distance of 375.02 feet; thence leaving said North line, South 00° 36' 01" East a distance of 25.02 feet to an existing 5/8" rebar with a yellow plastic cap marked "INC PLS 8962" set in 2000; thence continuing South 00° 36' 01" East a distance of 713.51 feet (S.01° 14' 48" W., 713.62 by Tax No.16 deed, Inst No. 569310) to an existing 5/8" rebar with a yellow plastic cap marked "INC PLS 8962" set in 2000; thence continuing South 00° 36' 01" East along the East line of Tax No.15, a distance of 574.33 feet (S.01° 14' 48" W., 574.37 by deed) to said south line; thence South 89° 58' 57" East along said South line a distance of 375.15 feet to the True Point of Beginning.

EXCEPT that portion thereof as described in Right of Way Deed to Bonner County by deed dated October 17, 1917 and filed September 3, 1920 in Book 36 of Deeds, page 611 in the records of Bonner County, Idaho. Said deed conveys a 25 foot strip along the North and East sides of said S½SE¼ for a county road, now known as the "Freeman Lake Road".

NOTICE:
Parcels created pursuant to Paragraph (c), Section 12-612, Bonner County Revised Code, that are not retained by the grantee(s) for a period of four (4) years from the date of recording are subject to the platting standards contained within Bonner County Revised Code, Title 12.

NOTICE OF LAND DIVISION
This is a division of land pursuant to Section 12-613 of the Bonner County Revised Code creating the parcel described herein. The parcel herein described is exempt from platting pursuant to Paragraph (c), Section 12-612, Bonner County Revised Code.
Clare Marlen 3/13/15
Planning Director FE707-15 Date


Find structure or access
Silica Ln
Freeman Lake Rd
Parcels (1 of 2)
Parcel #: RP56N06W128405A
Owner: Oscarson, Oscar R & Gaye Lynn
Instrument Number: 870919
Acres: 12.115
Tax Code Area: 0250000
Last Assessed Value: $6849
Deed1: 870919 QC
Deed2: 664891 QC
Deed3: 662020 QC
Deed4: 659671 SE
Deed5: 569311 QC
Description: 106- Productivity forest land
Legal Description: 12-56N-6W TAX 18
1:9027
Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N05W187353A**
Site Address:	249 Taycam Way Oldtown ID 83822 - 8900
Owner:	Aldridge, Joshua A & Lynnette 249 Taycam Way Oldtown ID 83822 - 8900
Twn/Range/Section:	56N / 05W / 18
Parcel Size:	25.00 Acres (1,089,000 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	95937616,900013 QC,680138 WD,592976 WD,537013 WD
Total Land Value:	$141,538.00
Total Impr Value:	$374,405.00
Total Value:	$515,943.00

Tax Year	Annual Tax
2019	$3,046.66
2018	$1,070.08
2017	$944.78

18-56N-5W W2NESE & N2NWSESE 1995 LIBERTY 27 X 44 RP

Land Use:	534 - Resid improv on cat 12	Zoning:	Rural 5
Land Categories:	12	Building Categories:	11 - One Story
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
12	25	$141,538.00	$26,225.00
32		$5,994.00	$0.00
34		$290,994.00	$0.00
47		$9,318.00	$4,659.00
48		$68,099.00	$34,050.00

Year Built:	1994 (2018)	Bathrooms:	3	Finished Sq Ft:	4,504
Stories:	1	Bedrooms:	4	Heat:	Forced hot air
A/C:	Yes	Garage:	Attached 816 SqFt	Roof:	Comp sh to 235# - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	2	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
MISC	1994	1994		
MISC	1994	1994		
LEANTO	1994	1994	150	
LEANTO	2009	2009	360	
LEANTO	2009	2009	360	
POLEBLDG	1994	1994	456	
ATTGAR	0	0	816	
POLEBLDG	2009	2009	900	
MHOME	1995	1995	1,188	
MHOME	1995	1995	1,188	

43649

After Recording Return To:

LAMANNA LAW FIRM
P.O. Box 789
Priest River, Idaho 83856

SANDPOINT TITLE INSURANCE

FILED BY

2005 JUN 27 A 2:31

9.00

MARIE SCOTT
BONNER COUNTY RECORDER

DEPUTY

680138

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT the Grantors, **WILLIAM A. GOODSELL, SR. and SHERRY L. GOODSELL, husband and wife,** FOR A VALUABLE CONSIDERATION do hereby grant, bargain, sell and convey unto **JOSHUA ALDRIDGE and LYNNETTE ALDRIDGE, husband and wife, of 249 Taycam Way, Oldtown, Idaho 83822**, the Grantees, the following described real property in Bonner County, State of Idaho, to wit:

The West half of the Northeast quarter of the Southeast quarter of Section 18, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho.

AND

North half of the Northwest quarter of the Southeast quarter of the Southeast quarter of Section 18, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho.

TOGETHER WITH an appurtenant easement for the purposes of ingress and egress and utilities, over, under and across the following described property to-wit:

Beginning at a point which is the Southwest corner of the Southeast quarter of the Southeast quarter of Section 18, Township 56 North, Range 5 West, Boise Meridian;

Thence North along the West line of said Southeast quarter of the

Southeast quarter, a distance of 990 feet; thence East a distance of 20 feet; thence South parallel with the above mentioned West line a distance of 990 feet on the South line of said Southeast quarter of the Southeast quarter; thence West along said South line to the point of beginning.

SUBJECT TO easements, conditions, restrictions, reservations, and covenants, and rights of way of record.

TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining.

AND, the above named Grantor hereby covenants that the above described premises are free from encumbrances and that they and their heirs, executors and administrators shall warrant and defend the above premises against all lawful claims and demands, except current taxes, easements, restrictions, covenants, reservations, exceptions and rights of way of record and view.

DATED this 23rd day of June, 2005.

William A. Goodsell, Sr.

William A. Goodsell, Sr.

Sherry L. Goodsell

Sherry L. Goodsell

STATE OF IDAHO,)
:ss
County of Bonner.)

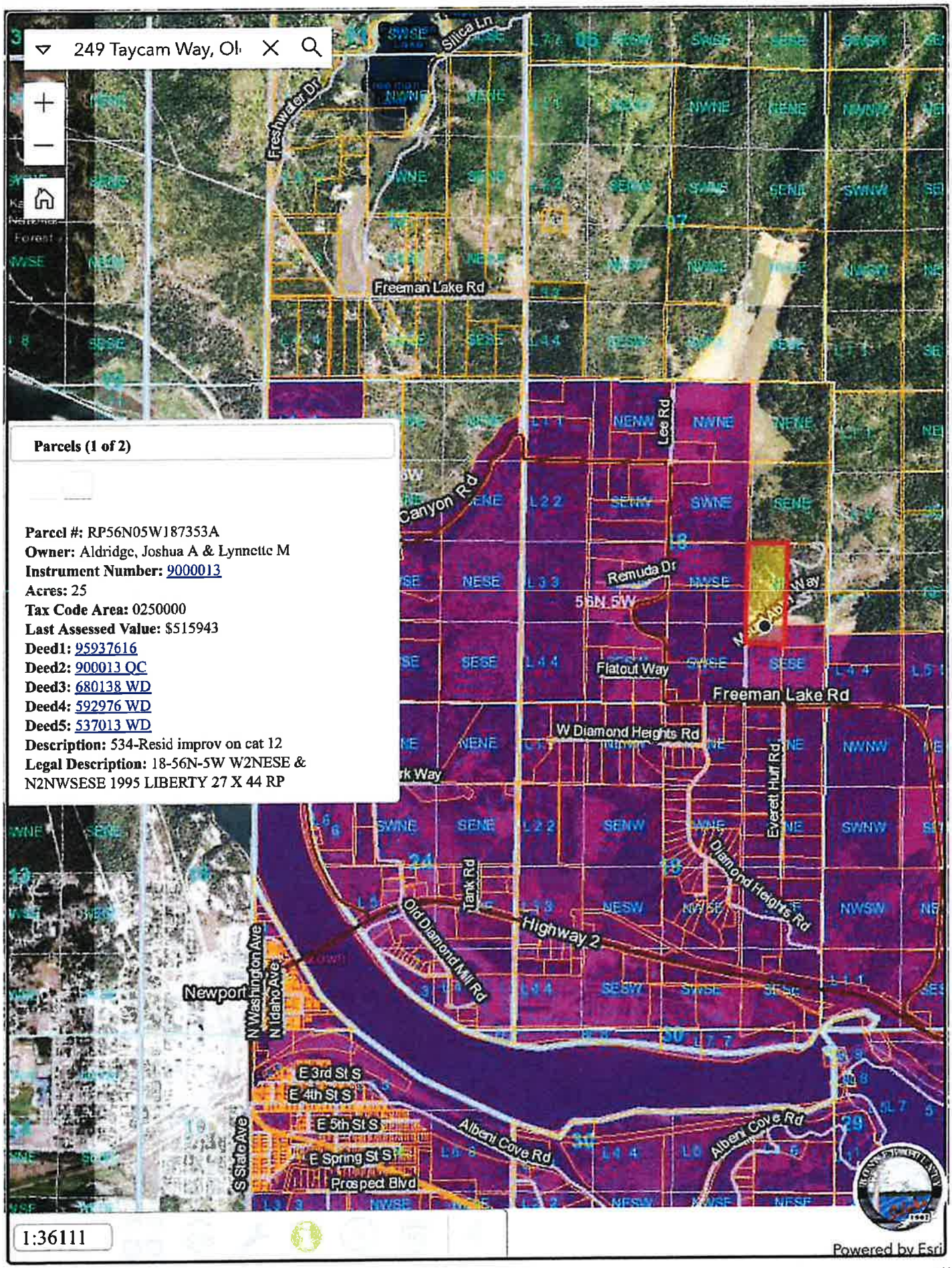
On this 23rd day of June, 2005, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared **William A. Goodsell, Sr. and Sherry L. Goodsell**, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first

above written.

Esther L. Cox

Notary Public- State of Idaho
Residing at Priest River therein
My commission expires: 5/12/11



Parcels (1 of 2)

Parcel #: RP56N05W187353A
Owner: Aldridge, Joshua A & Lynnette M
Instrument Number: 9000013
Acres: 25
Tax Code Area: 0250000
Last Assessed Value: $515943
Deed1: 95937616
Deed2: 900013 QC
Deed3: 680138 WD
Deed4: 592976 WD
Deed5: 537013 WD
Description: 534-Resid improv on cat 12
Legal Description: 18-56N-5W W2NESE & N2NWSESE 1995 LIBERTY 27 X 44 RP

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N05W065840A**
Site Address:	1235 Silica Ln
	Priest River ID 83856
Owner:	Whitehouse, Alvin D & Kathleen
	1235 Silica Ln
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 05W / 06
Parcel Size:	1.00 Acres (43,560 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Total Land Value:	$39,450.00
Total Impr Value:	$34,334.00
Total Value:	$73,784.00

Tax Year	Annual Tax
2019	$212.24
2018	$115.00
2017	$127.84

6-56N-5W TAX 2

Land Use:	534 - Resid improv on cat 12	Zoning:	Agricultural/Forestry 20
Land Categories:	12	Building Categories:	18 - 1.5 Story
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
12	1	$39,450.00	$19,725.00
34		$34,334.00	$17,167.00

Year Built:	1975 (2010)	Bathrooms:	1	Finished Sq Ft:	1,156
Stories:	1.5	Bedrooms:	4	Heat:	No heat-wood stove/insert
A/C:	Yes	Garage:		Roof:	Aluminum sheet - A-Frame
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
LEANTO	2010	2010	264	

327128

QUIT CLAIM DEED

The grantor Mrs. Julia Mandigo 308 S.E. Birch Ave., College Place, WA 99324

for and in consideration of the sum of $1.00 Dollars and other valuable considerations in hand paid, remise, release, and quit claim unto Alvin D. and Kathleen M. Whitehouse
Rt. 4 Box 251
Oldtown, Id 83822

the following described real estate situated in Bonner County, Idaho: A tract of land in Government lots 7 and 9, Section 6, Township 56 North, Range 5W., B.M., Bonner county, Idaho. Said tract being more particulary described as follows:

Beginning at the Southwest corner of said Section 6; thence N0°05'E, along the West line of said Section 6, 1300.52 feet; thence S89°55'E, perpendicular to the West line of said Section 6, 48.73 feet to the true point of beginning; thence N0°05'E 175.00 feet; thence S89°55'E 249.91 feet; thence S0°05'W 175.00 feet; thence N89°55'W 249.91 feet to the true point of beginning. Said tract containing 1 acre and including right-of-way for ingress and eggress over the existing access road of the adjacent property.

FILED BOOK ___ OF ___ PAGE ___ FEE $200
'86 NOV 12 PM 3 43
CLERK & RECORDER OF BONNER COUNTY BY ___ DEP
PIN

SIGNED, this 3rd day of Nov. , 1986

Julia M. Mandigo

STATE OF ~~IDAHO~~ Washington
County of ~~Bonner~~ Walla Walla } ss.

On this 3rd day of November , 1986 , before me, Louise Estes a Notary Public, in and for said state, personally appeared Julia M. Mandigo known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that she executed the same.

In Witness Whereof, I have hereunto set my hand and notarial seal on the date last above written.

Louise Estes
Notary Public, residing at College Place
College Place, Washington

STATE OF IDAHO, County of Bonner } ss.

Filed for record at the request of _____

on the _____ day of _____, 19___, at _____ o'clock ___ M.,

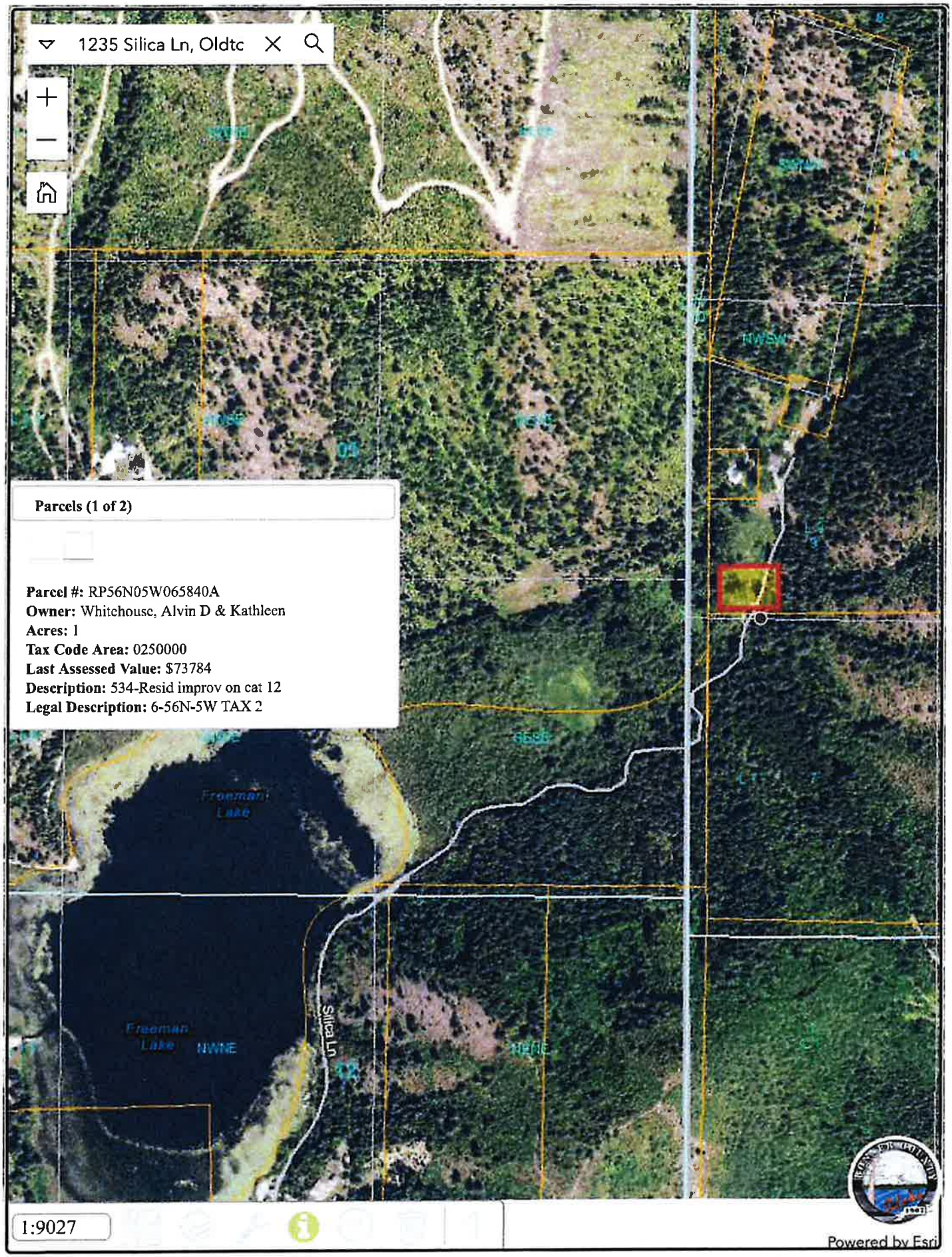
in Book _____ of Deeds, on page _____

_____ Recorder.

By _____ Deputy. Recording fee $_____

MAIL DEED TO:	MAIL TAX NOTICE TO:
Alvin & Kathleen Whitehouse	Name Alvin D. Whitehouse
Rt 4 Box 251	Address Rt. 4 Box 251
Oldtown, ID 83822	City & State Oldtown, ID 83822

need notes
dust


1235 Silica Ln, Oldtc
Parcels (1 of 2)
Parcel #: RP56N05W065840A
Owner: Whitehouse, Alvin D & Kathleen
Acres: 1
Tax Code Area: 0250000
Last Assessed Value: $73784
Description: 534-Resid improv on cat 12
Legal Description: 6-56N-5W TAX 2
Freeman Lake
Freeman Lake
NWNE
Silica Ln
NENE
NWSW
1:9027
Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W120600A**
Site Address:	417 Silica Ln Oldtown ID 83822
Owner:	Thrun, Christine Cunningham, Eric PO Box 80266 Rcho Sta Marg CA 92688 - 0266
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	60.00 Acres (2,613,600 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	525592 WD,524801 QC,522313 QC,522312 QC,498513 WD
Total Land Value:	$226,274.00
Total Impr Value:	$169,145.00
Total Value:	$395,419.00

Tax Year	Annual Tax
2019	$2,756.53
2018	$2,632.30
2017	$2,262.28

12-56N-6W SWNE & E2NWNE

Land Use:	534 - Resid improv on cat 12	Zoning:	Rural 10
Land Categories:	12	Building Categories:	11 - One Story
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
12	60	$226,274.00	$0.00
32		$4,026.00	$0.00
34		$165,119.00	$0.00

Year Built:	1970 (2015)	Bathrooms:	2	Finished Sq Ft:	2,640
Stories:	1	Bedrooms:	2	Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	2	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
LEANTO	2015	2015	364	
POLEBLDG	1970	1970	430	

#19514

When recorded send to:

Cooke & Lamanna
Post Office Box 789
Priest River, Idaho 83856

SANDPOINT TITLE INSURANCE
12 P 2:49
RECORDER
COUNTY

525592

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR, **CLAUDE L. LEHNERTZ**, a single man, of Post Office Box 1063, Priest River, Idaho 83856, does hereby grant, bargain, sell and convey unto **CHRISTINE THRUN**, a single person, and **ERIC CUNNINGHAM**, a single person, as tenants in common, of 1908 Derringer Lane, Diamond Bar, California 91765, the Grantees, the following described real property in Bonner County, State of Idaho, to wit:

> That portion of the South Half of Section 1, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho, lying South of the thread of Freeman Creek and East of the Shoreline of Freeman Lake;
>
> AND
>
> The East Half of the Northwest Quarter of the Northeast Quarter, and the Southwest Quarter of the Northeast Quarter of Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho.
>
> SUBJECT TO easements, conditions, restrictions, reservations, covenants and rights of way of record.

525592

ALSO SUBJECT TO that certain Deed of Trust dated July 24, 1991, recorded July 29, 1991 as Instrument No. 392942, records of Bonner County, Idaho, which said Deed of Trust, the Grantor herein agrees to pay and retire according to the tenor thereof, and hold the Grantees herein harmless therefrom.

TOGETHER WITH all and singular, the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining;

AND, the above named Grantor hereby covenants that the above described premises are free from encumbrances and that he and his heirs, executors and administrators shall warrant and defend the above premises against all lawful claims and demands except current taxes, easements, restrictions, reservations, covenants and rights of way of record and of view.

DATED this 10th day of June, 1998.

Claude L. Lehnertz

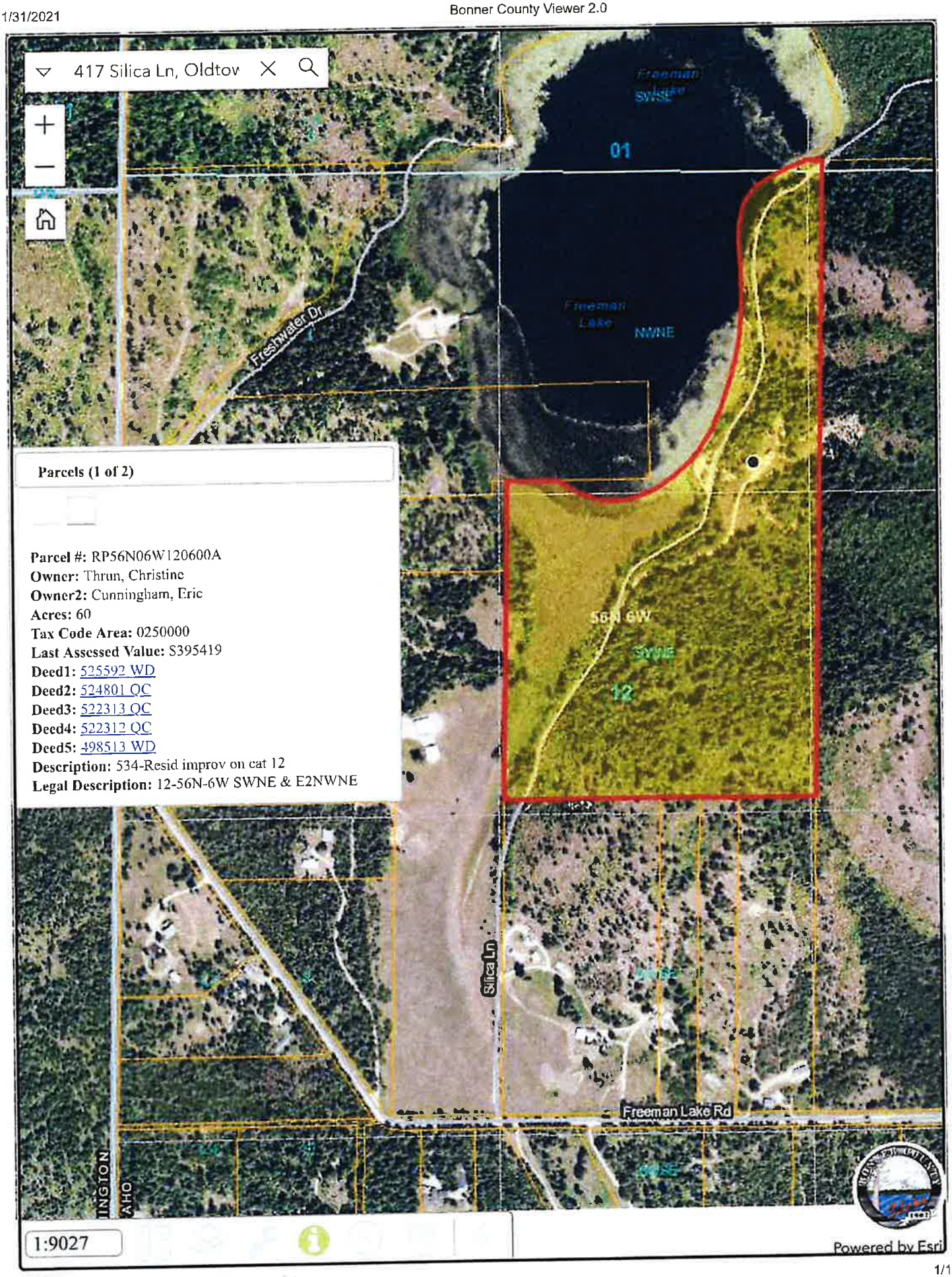
STATE OF IDAHO,)
:ss
County of Bonner,)

On this 10th day of June, 1998, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Claude L. Lehnertz, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

NOTARY PUBLIC STATE OF IDAHO

Notary Public - State of Idaho
Residing at Priest River therein.
My commission expires: 5/12/99.



Parcels (1 of 2)

Parcel #: RP56N06W120600A
Owner: Thrun, Christine
Owner2: Cunningham, Eric
Acres: 60
Tax Code Area: 0250000
Last Assessed Value: $395419
Deed1: 525592 WD
Deed2: 524801 QC
Deed3: 522313 QC
Deed4: 522312 QC
Deed5: 498513 WD
Description: 534-Resid improv on cat 12
Legal Description: 12-56N-6W SWNE & E2NWNE

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W019050A**
Site Address:	
	ID 83822
Owner:	Thrun, Christine Cunningham, Eric
	PO Box 80266
	Rcho Sta Marg CA 92688 - 0266
Twn/Range/Section:	56N / 06W / 01
Parcel Size:	31.01 Acres (1,350,796 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	Thread Of Freeman Creek
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	525592 WD,524801 QC,522313 QC,522312 QC,498513 WD
Total Land Value:	$136,152.00
Total Impr Value:	$0.00
Total Value:	$136,152.00

Tax Year	Annual Tax
2019	$736.88
2018	$836.50
2017	$708.82

1-56N-6W S2 OF SEC S OF THREAD OF FREEMAN CREEK & E OF SHORELINE OF FREEMAN LAKE

Land Use:	512 - Land Resid rural tract vac	Zoning:	Agricultural/Forestry 20
Land Categories:	12	Building Categories:	
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
12	31.01	$136,152.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

#19514

When recorded send to:

Cooke & Lamanna
Post Office Box 789
Priest River, Idaho 83856

SANDPOINT TITLE INSURANCE
12 P 2:49
RECORDER
DEPUTY

525592

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR, **CLAUDE L. LEHNERTZ**, a single man, of Post Office Box 1063, Priest River, Idaho 83856, does hereby grant, bargain, sell and convey unto **CHRISTINE THRUN**, a single person, and **ERIC CUNNINGHAM**, a single person, as tenants in common, of 1908 Derringer Lane, Diamond Bar, California 91765, the Grantees, the following described real property in Bonner County, State of Idaho, to wit:

> That portion of the South Half of Section 1, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho, lying South of the thread of Freeman Creek and East of the Shoreline of Freeman Lake;
>
> AND
>
> The East Half of the Northwest Quarter of the Northeast Quarter, and the Southwest Quarter of the Northeast Quarter of Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho.
>
> SUBJECT TO easements, conditions, restrictions, reservations, covenants and rights of way of record.

525592

ALSO SUBJECT TO that certain Deed of Trust dated July 24, 1991, recorded July 29, 1991 as Instrument No. 392942, records of Bonner County, Idaho, which said Deed of Trust, the Grantor herein agrees to pay and retire according to the tenor thereof, and hold the Grantees herein harmless therefrom.

TOGETHER WITH all and singular, the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining;

AND, the above named Grantor hereby covenants that the above described premises are free from encumbrances and that he and his heirs, executors and administrators shall warrant and defend the above premises against all lawful claims and demands except current taxes, easements, restrictions, reservations, covenants and rights of way of record and of view.

DATED this 10th day of June, 1998.

Claude L. Lehnertz

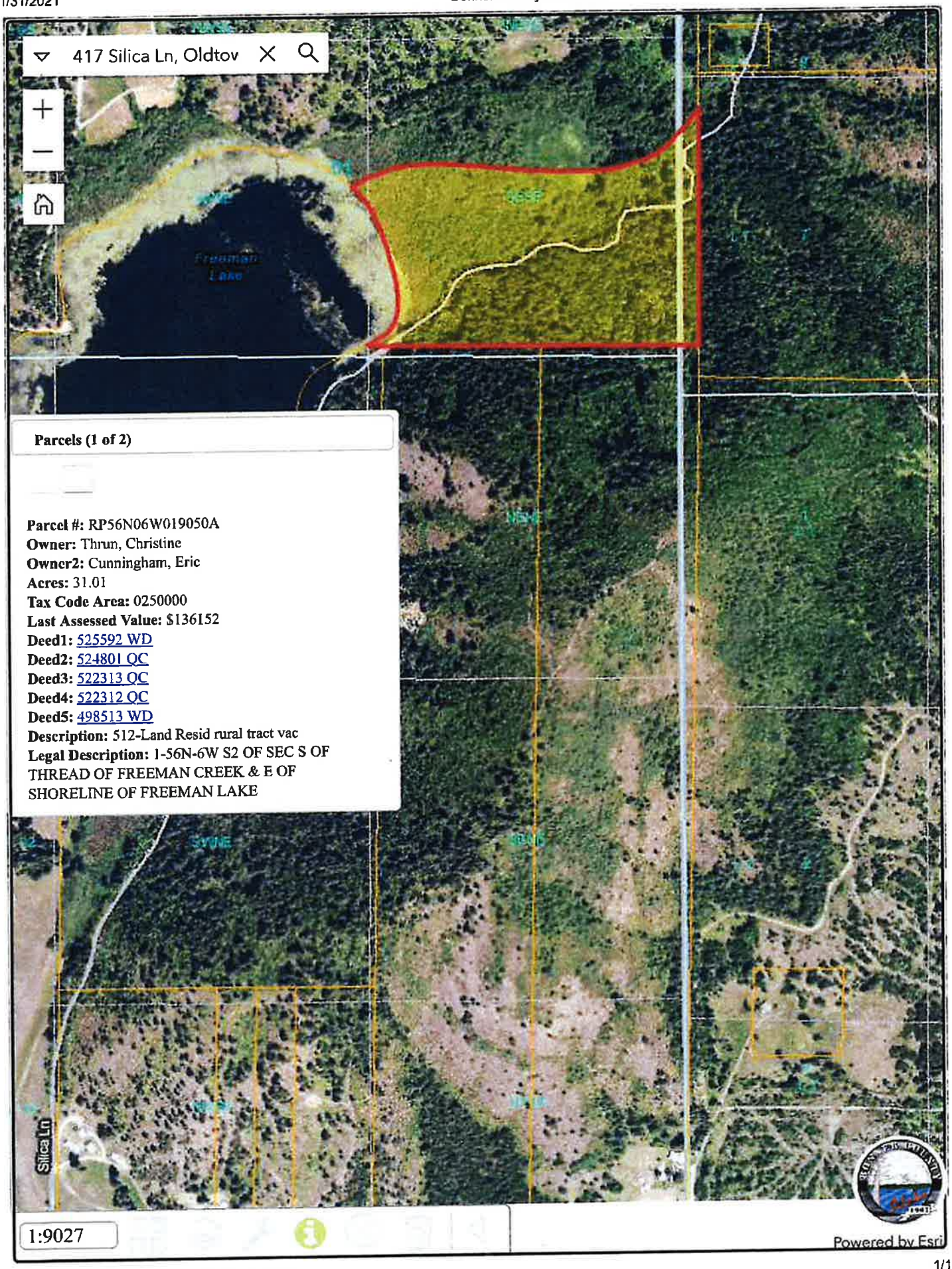
STATE OF IDAHO,)
:ss
County of Bonner,)

On this 10th day of June, 1998, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Claude L. Lehnertz, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

NOTARY PUBLIC STATE OF IDAHO

Notary Public -- State of Idaho
Residing at Priest River therein.
My commission expires: 5/12/99.



Parcels (1 of 2)

Parcel #: RP56N06W019050A
Owner: Thrun, Christine
Owner2: Cunningham, Eric
Acres: 31.01
Tax Code Area: 0250000
Last Assessed Value: $136152
Deed1: 525592 WD
Deed2: 524801 QC
Deed3: 522313 QC
Deed4: 522312 QC
Deed5: 498513 WD
Description: 512-Land Resid rural tract vac
Legal Description: 1-56N-6W S2 OF SEC S OF THREAD OF FREEMAN CREEK & E OF SHORELINE OF FREEMAN LAKE

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W014801A**
Site Address:	Freeman Lk Rd Oldtown ID 83822 - 1514
Owner:	Campbell Trust Campbell, John S & Tina A PO Box 1514 Oldtown ID 83822 - 1514
Twn/Range/Section:	56N / 06W / 01
Parcel Size:	10.00 Acres (435,600 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	830681 QC,791722 QC,791423 QC,751309 D,649136 WD
Total Land Value:	$40,998.00
Total Impr Value:	$656,264.00
Total Value:	$697,262.00

Tax Year	Annual Tax
2019	$3,797.62
2018	$3,139.54
2017	$2,796.36

1-56N-6W N 970FT OF W 450FT OF E 2585.02FT OF S2

Land Use:	131 - Land-ag/timb w/resid Imp	Zoning:	Agricultural/Forestry 20
Land Categories:	7;10	Building Categories:	19 - 1.5 Story w/basement
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	9	$1,548.00	$0.00
10	1	$39,450.00	$5,724.00
31		$649,757.00	$94,276.00
32		$6,507.00	$0.00

Year Built:	2008 (2010)	Bathrooms:	3	Finished Sq Ft:	4,642
Stories:	1.5	Bedrooms:	3	Heat:	Radiant - floor
A/C:	Yes	Garage:	Detached 1,800 SqFt	Roof:	Comp sh to 235# - Gable
Basement:	1,840 SqFt	Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	2010	2010	91	
SHEDGP	2010	2010	96	
SHEDGP	2010	2010	96	
POLEBLDG	2010	2010	160	
POLEBLDG	2008	2008	480	
DETGAR	2008	2008	1,800	

Instrument # 830681
BONNER COUNTY, SANDPOINT, IDAHO
8-14-2012 02:17:02 No. of Pages: 2
Recorded for : SEWELL & ASSOC
MARIE SCOTT Fee: 13.00
Ex-Officio Recorder Deputy CB
Index to: QUIT CLAIM DEED

QUITCLAIM DEED
FOR THE PURPOSES OF COMPLETING A BOUNDARY LINE ADJUSTMENT

FOR VALUE RECEIVED,

John S. Campbell and Tina A. Campbell, as Trustees under the Declaration of Trust of even date herewith, known as the Campbell Family Living Trust, dated May 2, 2008

do(es) hereby convey, release, remise and forever quitclaim unto

John S. Campbell and Tina A. Campbell, as Trustees under the Declaration of Trust of even date herewith, known as the Campbell Family Living Trust, dated May 2, 2008

whose current address is: PO Box 1514, Oldtown, ID 83822

the following described premises:

SEE LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: 8/3/12

John S Campbell, Trustee

Tina A Campbell, Trustee

State of Washington ss.
County of Pend Oreille)

On this 3RD day of August, 2012, before me, Katherine Ingram, a Notary Public in and for said state, personally appeared John S. Campbell and Tina A. Campbell known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Campbell Family Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Katherine A Ingram

Notary Public for the State of Wash
Residing at: Newport, WA
Commission Expires: 9-12-14

KATHERINE A. INGRAM
Notary Public
State of Washington
My Commission Expires
September 12, 2014

JAMES A. SEWELL & ASSOCIATES, LLC

600-4th Street West
Newport, Washington 99156
(509) 447-3626 (208) 437-2641
(509) 447-2112 Fax

•Civil Engineering •Electrical Engineering •Land Surveying •Building Inspection • Land Use Planning

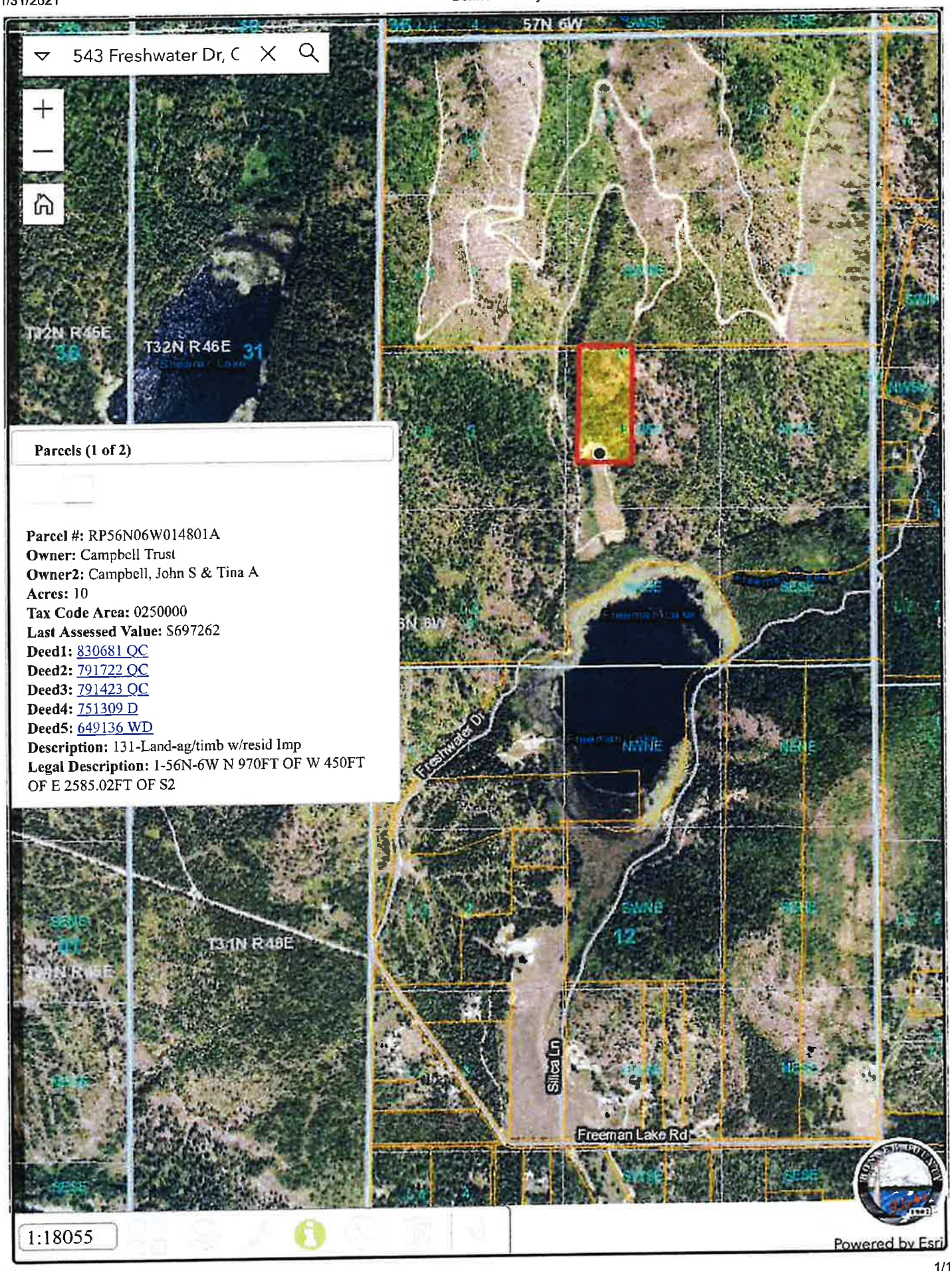
PARCEL 1
7-30-2012

A Tract of land located in Section 1, Township 56 North, Range 6 West, B.M., Bonner County, Idaho, being more particularly described as follows:

Beginning at a point along the East-West Center of Section Line of Section 1 (said point being S89°17'10"W, 2135.02 feet from the East Quarter Corner of said Section 1); thence parallel to the East line of said Section 1, S0°55'41"E, 970.00 feet; thence parallel to said East-West Center of Section Line of Section 1, S89°17'10"W, 450.00 feet; thence parallel to said East Line of Section 1, N0°55'41"W, 970.00 feet to its intersection with said East-West Center of Section line of Section 1; thence along the said East-West Center of Section Line of Section 1, N89°17'10"E, 450.00 feet to the point of beginning. Said parcel containing approximately 10.0 acres.

Sewage Disposal (drainfield) Easement benefitting Parcel 1 - Beginning at a point along the South Line of Parcel 1, said point bears S89°17'10"W 2135.02 feet, S0°55'41"E 970.00 feet and S89°17'10"W 31.33 feet all from the East Quarter Corner of said Section 1; thence parallel to the East Line of Section 1, S0°55'41"E 215.00 feet; thence parallel to the East-West Center of Section Line of Section 1, S89°17'10"W, 200.00 feet; thence parallel to said East Line of Section 1, N0°55'41"W 215.00 feet to its intersection with the South Line of said Parcel 1; thence along said South Line of parcel 1 N89°17'10"E, 200.00 feet to the point of beginning.

Said Parcel 1 being subject to a 30 foot easement (15 feet each side of the existing centerline) along an existing roadway as existing on July 10th, 2012 for ingress, egress and utilities.



Parcels (1 of 2)

Parcel #: RP56N06W014801A
Owner: Campbell Trust
Owner2: Campbell, John S & Tina A
Acres: 10
Tax Code Area: 0250000
Last Assessed Value: $697262
Deed1: 830681 QC
Deed2: 791722 QC
Deed3: 791423 QC
Deed4: 751309 D
Deed5: 649136 WD
Description: 131-Land-ag/timb w/resid Imp
Legal Description: 1-56N-6W N 970FT OF W 450FT OF E 2585.02FT OF S2

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W014951A**
Site Address:	543 Freshwater Dr Oldtown ID 83822
Owner:	Campbell Trust Campbell, John S & Tina A PO Box 1514 Oldtown ID 83822 -
Twn/Range/Section:	56N / 06W / 01
Parcel Size:	235.00 Acres (10,236,600 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	Thread Of Freeman Creek
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	830680 QC,751309 D,649136 WD,537853 QC,349383 PA
Total Land Value:	$108,682.00
Total Impr Value:	$0.00
Total Value:	$108,682.00

Tax Year	Annual Tax
2019	$754.92
2018	$818.00
2017	$816.32

1-56N-6W S2 LESS PORTION S OF THREAD OF FREEMAN CREEK & E OF SHORELINE OF FREEMAN LAKE ALSO LESS N 970FT OF W 450FT OF E 2585.02FT

Land Use:	107 - Bare forest land	Zoning:	Agricultural/Forestry 20
Land Categories:	7;10	Building Categories:	
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	220.85	$37,986.00	$0.00
10	14.15	$70,696.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Instrument # 830680
BONNER COUNTY, SANDPOINT, IDAHO
8-14-2012 02:16:30 No. of Pages: 3
Recorded for : SEWELL & ASSOC
MARIE SCOTT Fee: 16.00
Ex-Officio Recorder Deputy CB
Index to: QUIT CLAIM DEED

QUITCLAIM DEED
FOR THE PURPOSES OF COMPLETING A BOUNDARY LINE ADJUSTMENT

FOR VALUE RECEIVED,

John S. Campbell and Tina A. Campbell, as Trustees under the Declaration of Trust of even date herewith, known as the Campbell Family Living Trust, dated May 2, 2008

do(es) hereby convey, release, remise and forever quitclaim unto

John S. Campbell and Tina A. Campbell, as Trustees under the Declaration of Trust of even date herewith, known as the Campbell Family Living Trust, dated May 2, 2008

whose current address is: PO Box 1514, Oldtown, ID 83822

the following described premises:

SEE LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: 8/3/12

John S Campbell, Trustee

Tina A Campbell, Trustee

State of Washington ss.
County of Pend Oreille

On this 3rd day of August, 2012, before me, Katherine A Ingram a Notary Public in and for said state, personally appeared John S. Campbell and Tina A. Campbell known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Campbell Family Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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 for the State of Wash
Residing at Newport, WA
Commission Expires: 9-12-14

KATHERINE A. INGRAM
Notary Public
State of Washington
My Commission Expires
September 12, 2014

JAMES A. SEWELL & ASSOCIATES, LLC

600-4th Street West
Newport, Washington 99156
(509) 447-3626 (208) 437-2641
(509) 447-2112 Fax

*Civil Engineering *Electrical Engineering *Land Surveying *Building Inspection * Land Use Planning

PARCEL 2
7-30-2012

A Tract of land located in Section 1, Township 56 North, Range 6 West, B.M., Bonner County, Idaho, being more particularly described as follows:

The South Half of said Section 1 lying northerly of Freeman Lake and Northerly of the thread of Freeman Creek.

Less the following described parcel of land known as Parcel 1:
Beginning at a point along the East-West Center of Section Line of Section 1 (said point being S89°17'10"W, 2135.02 feet from the East Quarter Corner of said Section 1); thence parallel to the East line of said Section 1, S0°55'41"E, 970.00 feet; thence parallel to said East-West Center of Section Line of Section 1, S89°17'10"W, 450.00 feet; thence parallel to said East Line of Section 1, N0°55'41"W, 970.00 feet to its intersection with said East-West Center of Section line of Section 1; thence along the said East-West Center of Section Line of Section 1, N89°17'10"E, 450.00 feet to the point of beginning.

Said Parcel 2 containing approximately 235 acres

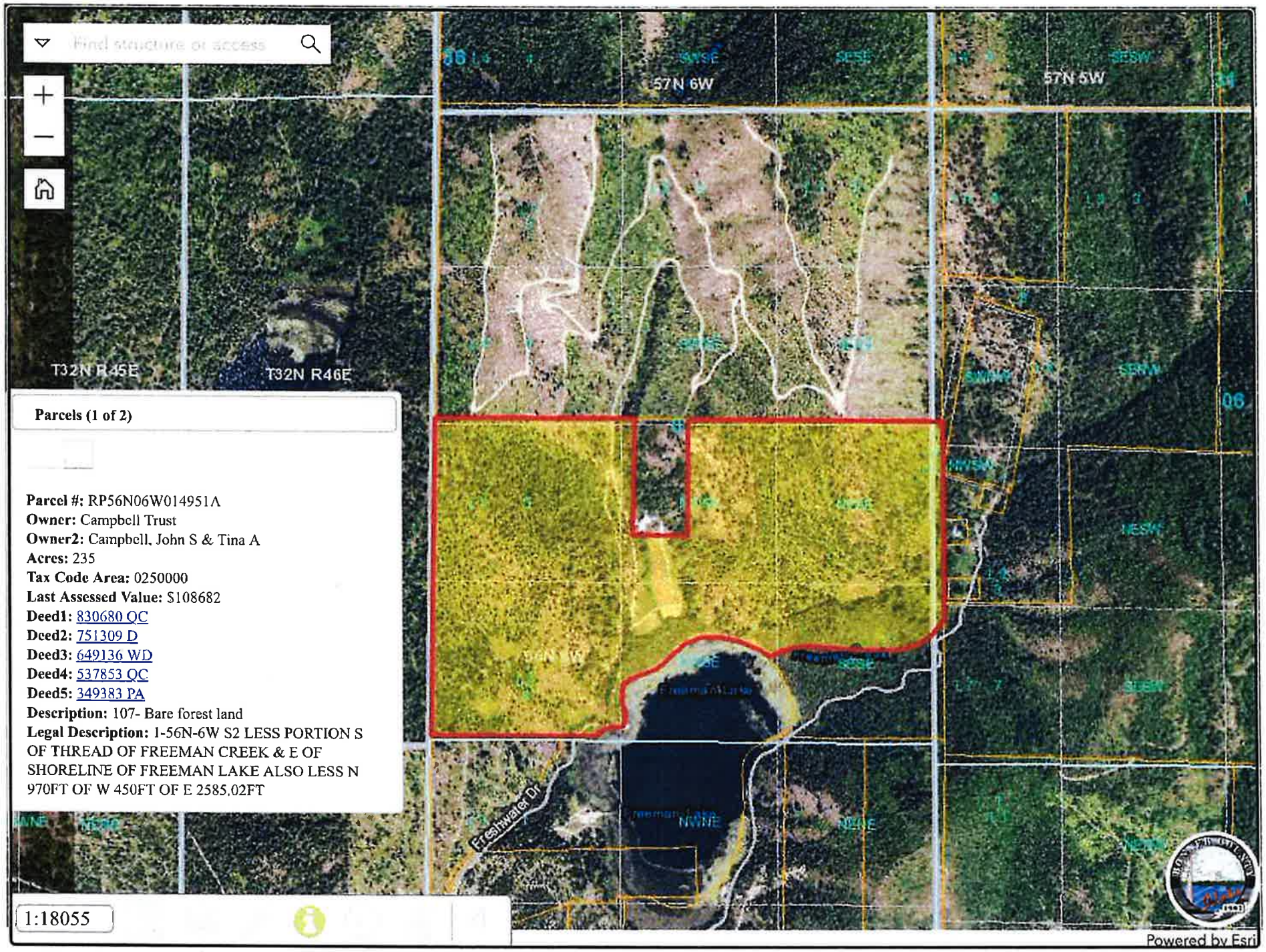
Parcel 2 subject to the following sewage disposal (drainfield) easement benefitting Parcel 1 - Beginning at a point along the South Line of Parcel 1, said point bears S89°17'10"W 2135.02 feet, S0°55'41"E 970.00 feet and S89°17'10"W 31.33 feet all from the East Quarter Corner of said Section 1; thence parallel to the East Line of Section 1, S0°55'41"E 215.00 feet; thence parallel to the East-West Center of Section Line of Section 1, S89°17'10"W, 200.00 feet; thence parallel to said East Line of Section 1, N0°55'41"W 215.00 feet to its intersection with the South Line of said Parcel 1; thence along said South Line of parcel 1 N89°17'10"E, 200.00 feet to the point of beginning.

JAMES A. SEWELL & ASSOCIATES, LLC

600-4th Street West
Newport, Washington 99156
(509) 447-3626 (208) 437-2641
(509) 447-2112 Fax

•Civil Engineering •Electrical Engineering •Land Surveying •Building Inspection • Land Use Planning

Parcel 2 benefits from a 30 foot easement (15 feet each side of the existing centerline) along an existing roadway as existing on July 10th, 2012 for ingress, egress and utilities over and across Parcel 1.



Parcels (1 of 2)

Parcel #: RP56N06W014951A
Owner: Campbell Trust
Owner2: Campbell, John S & Tina A
Acres: 235
Tax Code Area: 0250000
Last Assessed Value: $108682
Deed1: 830680 QC
Deed2: 751309 D
Deed3: 649136 WD
Deed4: 537853 QC
Deed5: 349383 PA
Description: 107- Bare forest land
Legal Description: 1-56N-6W S2 LESS PORTION S OF THREAD OF FREEMAN CREEK & E OF SHORELINE OF FREEMAN LAKE ALSO LESS N 970FT OF W 450FT OF E 2585.02FT

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W123000A**
Site Address:	388 Freshwater Dr
	Oldtown ID 83822
Owner:	Minnaloosa Land Company LLC Dawe, Tim & Patricia
	1506 Rockefeller Ave
	Everett WA 98201 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	22.26 Acres (969,820 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	873990 QC,868624 WD,
Total Land Value:	$13,358.00
Total Impr Value:	$0.00
Total Value:	$13,358.00

Tax Year	Annual Tax
2019	$75.88
2018	$82.48
2017	$83.72

12-56N-6W TAX 23 CPWRS

Land Use:	106 - Productivity forest land	Zoning:	Rural 10
Land Categories:	6	Building Categories:	
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
6	22.264	$13,358.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Instrument # 973638
Bonner County, Sandpoint, Idaho
01/06/2021 09:43:20 AM No. of Pages: 9
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW
Michael W. Rosedale Fee: $17.00
Ex-Officio Recorder Deputy cbrannon
Index to: WARRANTY DEED

RE-RECORD OF WARRANTY DEED

TO CORRECT SCRIVENER'S ERRORS

ORIGINAL INSTRUMENT NUMBERS

942124, 943014 AND 960914

Instrument # 960914
Bonner County, Sandpoint, Idaho
07/15/2020 12:36:09 PM No. of Pages: 5
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy flaherty
Index to: WARRANTY DEED

Instrument # 943014
Bonner County, Sandpoint, Idaho
08/08/2019 11:14:25 AM No. of Pages: 6
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy bbroeld
Index to: WARRANTY DEED

Instrument # 942124
Bonner County, Sandpoint, Idaho
07/24/2019 08:13:28 AM No. of Pages: 5
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy cbrennan
Index to: WARRANTY DEED

Escrow No.: N-48323-JAH
**BEING RE-RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESC.
See ATTACHED EXHIBIT A

WARRANTY DEED

FOR VALUE RECEIVED, **Minnaloosa Land Company, LLC an Idaho Limited Liability Company,**
Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Tim Dawe and Patricia Dawe, husband and wife, as community property with right of survivorship,** Grantee, whose address is: 1506 Rockefeller Avenue, Everett, WA 98201 the following described premises, County of Bonner, State of Idaho to-wit:

A PARCEL OF LAND LOCATED IN PORTIONS OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CLOSING SUBDIVISION CORNER (WEST QUARTER CORNER) OF SAID SECTION 12 (AS MARKED BY 1.5" ALUMINUM CAP MONUMENT PER CP&F INSTRUMENT #865730), FROM WHICH THE CLOSING SUBDIVISION CORNER OF SECTIONS 1 AND 12 (AS MARKED BY A 3" BRASS CAP PER CP&F DATED JANUARY 3, 1990) BEARS NORTH 00°20'35" EAST, 2598.63 FEET; THENCE NORTH 00°20'35" EAST, 394.23 FEET TO A 5/6" RECORDS REBAR & CAP AND "PLS BEING 6374" AS SHOWN ON RECORD OF SURVEY INSTRUMENT #870913 BONNER COUNTY RECORDS AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIBED PARCEL OF LAND;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID SECTION 12 NORTH 00°20'35" EAST, 2204.40 FEET TO THE AFOREMENTIONED CLOSING SUBDIVISION CORNER OF SECTIONS 1 AND 12;
THENCE, NORTH 89°38'54" EAST, 1133.55 FEET ALONG THE NORTH LINE OF SAID SECTION 12 TO THE POINT OF INTERSECTION WITH THE FREEMAN LAKE ACCESS ROAD, DESCRIBED AS 'TRACT 3' OF WARRANTY DEED INSTRUMENT #868624 AND BEING THE POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

THENCE, ALONG SAID "TRACT 3" THE FOLLOWING TWENTY TWO (22) COURSES;

Escrow No.: N-48323-JAH

**BEING RE-RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESC.

WARRANTY DEED

FOR VALUE RECEIVED, **Minnaloosa Land Company, LLC an Idaho Limited Liability Company,**
Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Tim Dawe and Patricia Dawe, husband and wife, as community property with right of survivorship,** Grantee, whose address is: 1506 Rockefeller Avenue, Everett, WA 98201 the following described premises, County of Bonner, State of Idaho to-wit:

A PARCEL OF LAND LOCATED IN PORTIONS OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CLOSING SUBDIVISION CORNER (WEST QUARTER CORNER) OF SAID SECTION 12 (AS MARKED BY 1.5" ALUMINUM CAP MONUMENT PER CP&F INSTRUMENT #865730), FROM WHICH THE CLOSING SUBDIVISION CORNER OF SECTIONS 1 AND 12 (AS MARKED BY A 3" BRASS CAP PER CP&F DATED JANUARY 3, 1990) BEARS NORTH 00°20'35" EAST, 2598.63 FEET; THENCE NORTH 00°20'35" EAST, 394.23 FEET TO A 5/6" RECORDS REBAR & CAP AND "PLS BEING 6374" AS SHOWN ON RECORD OF SURVEY INSTRUMENT #870913 BONNER COUNTY RECORDS AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIBED PARCEL OF LAND;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID SECTION 12 NORTH 00°20'35" EAST, 2204.40 FEET TO THE AFOREMENTIONED CLOSING SUBDIVISION CORNER OF SECTIONS 1 AND 12;
THENCE, NORTH 89°38'54" EAST, 1133.55 FEET ALONG THE NORTH LINE OF SAID SECTION 12 TO THE POINT OF INTERSECTION WITH THE FREEMAN LAKE ACCESS ROAD, DESCRIBED AS 'TRACT 3' OF WARRANTY DEED INSTRUMENT #868624 AND BEING THE POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

THENCE, ALONG SAID "TRACT 3" THE FOLLOWING TWENTY TWO (22) COURSES;

1) 43.51 FEET ALONG SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF I3°07' 18" AND A CHORD BEARING SOUTH 04°51'58" WEST, 43.42 FEET TO A POINT OF TANGENCY;
2) SOUTH 01°41'41" EAST, 44.69 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;
3) 129.51 FEET ALONG SAID CURVE HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 64°31'32" AND A CHORD BEARING SOUTH 30°34'05" WEST, 122.77 FEET TO A POINT OF TANGENCY;
4) SOUTH 62°49'51" WEST, 21.81 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;
5) 70.91 FEET ALONG SAID CURVE HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 35°19'42" AND A CHORD BEARING SOUTH 45°10'00" WEST, 69.79 FEET TO A POINT OF TANGENCY;
6) SOUTH 27°30'09" WEST, 95.19 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;
7) 95.82 FEET ALONG SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 18°17'59" AND A CHORD BEARING SOUTH 18°21'09" WEST, 95.41 FEET TO A POINT OF TANGENCY;
8) SOUTH 09°12'10" WEST, 36.04 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;
9) 105.49 FEET ALONG SAID CURVE HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 57°33'55" AND A CHORD BEARING SOUTH 37°59'07" WEST, 101.11 FEET TO A POINT OF TANGENCY;
10) SOUTH 66°46'05" WEST, 56.79 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;
11) 143.46 FEET ALONG SAID CURVE HAVING A RADIUS OF 420.00 FEET. A CENTRAL ANGLE OF 19°34'12" AND A CHORD BEARING SOUTH 56°50'59" WEST, 142.76 FEET TO A POINT OF TANGENCY;
12) SOUTH 47°11'53" WEST, 159.30 FEET TO AN ANGLE POINT;
13) SOUTH 50°51'41" WEST, 173.21 FEET TO AN ANGLE POINT;
14) SOUTH 40°51'09" WEST, 283.95 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;
I 5) 151.53 FEET ALONG SAID CURVE HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 27°07'55" AND A CHORD BEARING SOUTH 27°17'12" WEST. 150.12 FEET TO A POINT OF TANGENCY;
16) SOUTH 13°43' 14" WEST,73.76 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;

17) 129.03 FEET ALONG SAID CURVE HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 21°44'36" AND A CHORD BEARING SOUTH 02°50'55" WEST, 128.26 FEET TO A POINT OF TANGENCY;
18) SOUTH 08°01'24" EAST, 103.08 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;
19) 192.37 FEET ALONG SAID CURVE HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 22°57'43" AND A CHORD BEARING SOUTH 03°27'28" WEST, 191.00 FEET TO A POINT OF TANGENCY;
20) SOUTH 14°56' 19" WE5T, 331.42 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;
2I) 94.62 FEET ALONG SAID CURVE HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF
13°03'46" AND A CHORD BEARING SOUTH 21°20' 12" WEST, 94.41 FEET TO A POINT OF TANGENCY;
22) SOUTH 28°00'05" WEST, 108.51 FEET, RETURNING TO THE POINT OF BEGINNING FOR THIS DESCRIBED PARCEL OF LAND.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

DATED. July 15, 2019

Minnaloosa Land Company, LLC

By: _____
Thomas D. Mort, Member

By: _____
Andrew E. Wright, Member

By: _____
Stephen S. Richardson, Member

State of Idaho

County of Kootenai

On this 23rd day of July, 2019, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared Thomas D. Mort, known or identified to me to be the person whose name is subscribed to the foregoing instrument as member of Minnaloosa Land Company, an Idaho Limited Liability Company, and acknowledged to me that such limited liability company executed the same.

GAVIN JACOBSON
COMMISSION NUMBER 43458
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/27/2022

Notary Public for the State of Idaho
Residing at: Coeur D'Alene, ID
My Commission Expires: 12/27/22

State of Idaho

County of Kootenai

GAVIN JACOBSON
COMMISSION NUMBER 43458
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/27/2022

On this 23rd day of July, 2019, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared Andrew E. Wright, known or identified to me to be the person whose name is subscribed to the foregoing instrument as member of Minnaloosa Land Company, an Idaho Limited Liability Company, and acknowledged to me that such limited liability company executed the same.

Notary Public for the State of Idaho
Residing at: Coeur D' Alene, ID
My Commission Expires: 12/27/22

State of Idaho

County of Kootenai

GAVIN JACOBSON
COMMISSION NUMBER 43458
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/27/2022

On this 23rd day of July, 2019, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared Stephen S. Richardson, known or identified to me to be the person whose name is subscribed to the foregoing instrument as member of Minnaloosa Land Company, an Idaho Limited Liability Company, and acknowledged to me that such limited liability company executed the same.

Notary Public for the State of Idaho
Residing at: Coeur D' Alene, ID
My Commission Expires: 12/27/22

Order Number: N-48323

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN PORTIONS OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CLOSING SUBDIVISION CORNER (WEST QUARTER CORNER) OF SAID SECTION 12 (AS MARKED BY 1.5" ALUMINUM CAP MONUMENT PER CP&F INSTRUMENT #865730), FROM WHICH THE CLOSING SUBDIVISION CORNER OF SECTIONS 1 AND 12 (AS MARKED BY A 3" BRASS CAP PER CP&F DATED JANUARY 3, 1990) BEARS NORTH 00°20'35" EAST, 2598.63 FEET; THENCE NORTH 00°20'35" EAST, 394.23 FEET TO A 5/6" RECORDS REBAR & CAP AND "PLS BEING 6374" AS SHOWN ON RECORD OF SURVEY INSTRUMENT #870913 BONNER COUNTY RECORDS AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIBED PARCEL OF LAND;

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THENCE, ALONG SAID "TRACT 3" THE FOLLOWING TWENTY TWO (22) COURSES;

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2) SOUTH 01°41'41" EAST, 44.69 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;
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16) SOUTH 13°43' 14" WEST,73.78 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;
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20) SOUTH 14°56' 19" WEST, 331.42 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;
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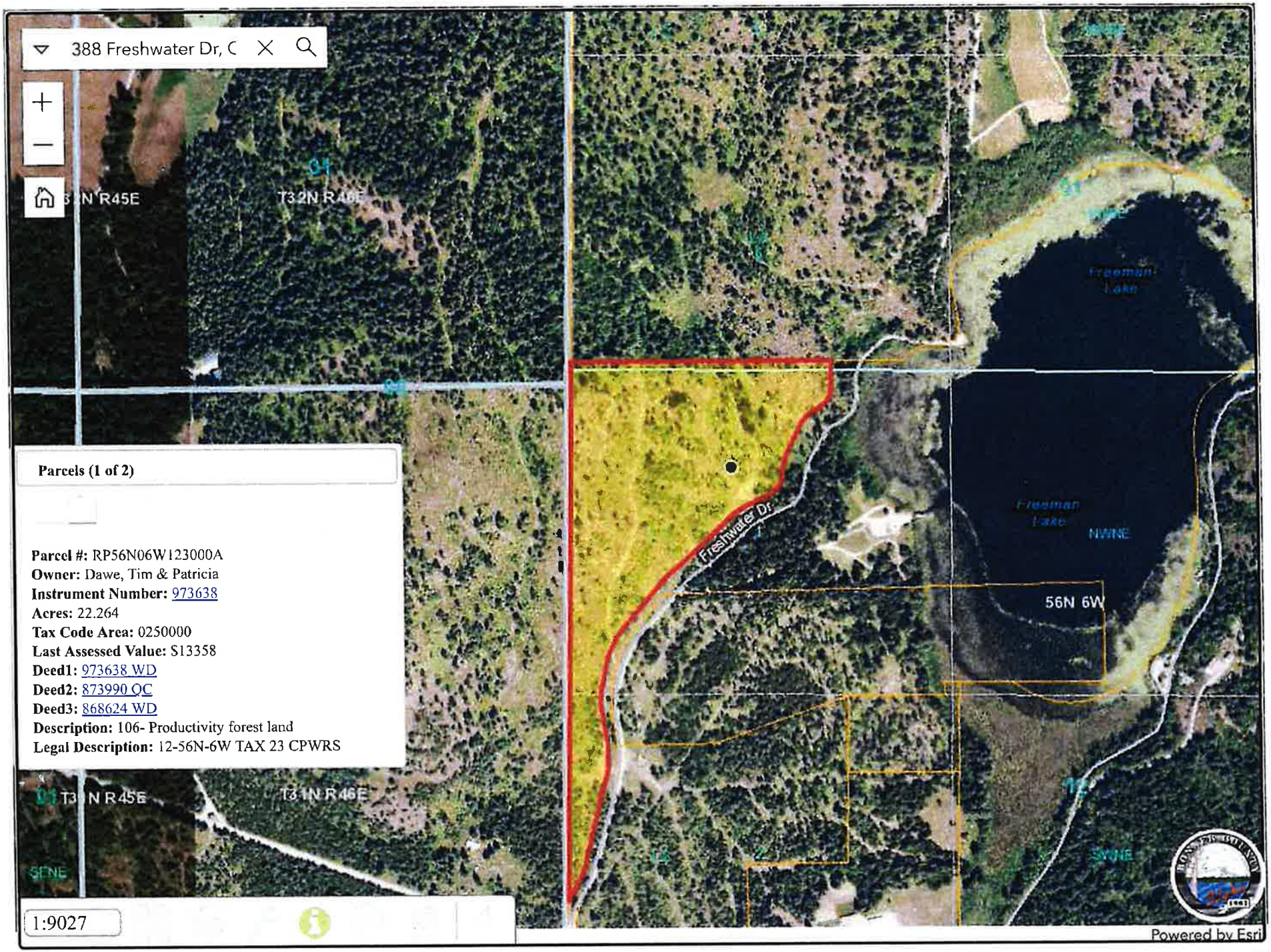
22) SOUTH 28°00'05" WEST, 108.51 FEET, RETURNING TO THE POINT OF BEGINNING FOR THIS DESCRIBED PARCEL OF LAND.



Parcels (1 of 2)

Parcel #: RP56N06W123000A
Owner: Dawe, Tim & Patricia
Instrument Number: 973638
Acres: 22.264
Tax Code Area: 0250000
Last Assessed Value: $13358
Deed1: 973638 WD
Deed2: 873990 QC
Deed3: 868624 WD
Description: 106- Productivity forest land
Legal Description: 12-56N-6W TAX 23 CPWRS

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N05W187202A**
Site Address:	700 Mount Abby Way Oldtown ID 83822 - 7544
Owner:	Lustig Trust Lustig, Richard T 364 E Lincoln Ave Priest River ID 83856 - 6580
Twn/Range/Section:	56N / 05W / 18
Parcel Size:	20.00 Acres (871,200 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	757633 G,566297 WD,494539 QC,447497 MC,441531 QC
Total Land Value:	$46,337.00
Total Impr Value:	$0.00
Total Value:	$46,337.00

Tax Year	Annual Tax
2019	$309.94
2018	$344.08
2017	$200.78

18-56N-5W E2NESE 1970 UNKNOWN 8 X 16 MH 1986 REDMAN 14 X 66 MH *

Land Use:	146 - Land-ag/timb w/ MH cat 46	Zoning:	Rural 5
Land Categories:	7;10	Building Categories:	
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	18	$2,160.00	$0.00
10	2	$44,177.00	$19,725.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**MH56N05W18720AA**
Site Address:	700 Mount Abby Way Oldtown ID 83822 - 7544
Owner:	Lustig Trust Lustig, Richard T Trustee 364 E Lincoln Ave Priest River ID 83856 - 6580
Twn/Range/Section:	56N / 05W / 18
Parcel Size:	0.00 Acres (0 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	
Levy:	250000 / 0.0054
Total Land Value:	$0.00
Total Impr Value:	$3,259.00
Total Value:	$3,259.00

Tax Year	Annual Tax
2019	$204.46
2018	$134.98
2017	$117.74

18-56N-5W 1970 UNKNOWN 8 X 16

Land Use:	546 - MH parcel on own ld not RP	Zoning:	
Land Categories:		Building Categories:	81 - MH 8-10-12 wide
Recreation:		School District:	

Category	Quantity	Value	Exemption
32		$1,499.00	$0.00
47		$1,260.00	$630.00
69		$500.00	$0.00

Year Built:	1970 (1970)	Bathrooms:		Finished Sq Ft:	128
Stories:		Bedrooms:		Heat:	Undefined
A/C:	Yes	Garage:		Roof:	Aluminum sheet - Flat or Shed
Basement:		Carport:		Pool:	
Condition:	F	Fireplace:		Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
ADDN	1970	1970		
MHOME	1970	1970	128	336
SHEDGP	1970	1970	240	

After Recording, Return to:
Charlton Mills, Attorney
P. O. Box 814
Sandpoint, ID 83864
(208) 263-8755

Recorder's Space

757633

FILED BY
C. Mills
2008 AUG 27 P 2:05
300
MARIE SCOTT
BONNER COUNTY RECORDER
LA DEPUTY

GRANT DEED

Richard T. Lustig, an unmarried man, does hereby grant and convey unto Richard T. Lustig, Trustee of the Richard T. Lustig Revocable Living Trust, whose current address is 700 Mt. Abby Way, Oldtown, Idaho 83822, the real property described as follows:

The East half of the Northeast Quarter of the Southeast Quarter of Section 18, Township 56 North, Range 5 West, Boise Meridian.

TOGETHER with an appurtenant easement for the purposes of ingress and egress and utilities over, under, and across the following described property, to-wit:

Beginning at a point which is the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 18, Township 56 North, Range 5 West, Boise Meridian; thence North along the West line of said Southeast Quarter of the Southeast Quarter, a distance of 1,320 feet; thence East a distance of 20 feet; thence South parallel with the above mentioned West line a distance of 1,320 feet to a point on the South line of said Southeast Quarter of the Southeast Quarter; thence West along said South line to the point of beginning.

ALSO, TOGETHER with an appurtenant easement for the purposes of ingress and egress and utilities over, under, and across the following described property, to-wit:

The South 20 feet of the West half of the Northeast Quarter of the Southeast Quarter of Section 18, Township 56 North, Range 5 West, Boise Meridian.

Together with all appurtenances.

DATED this 28 day of August, 2008.

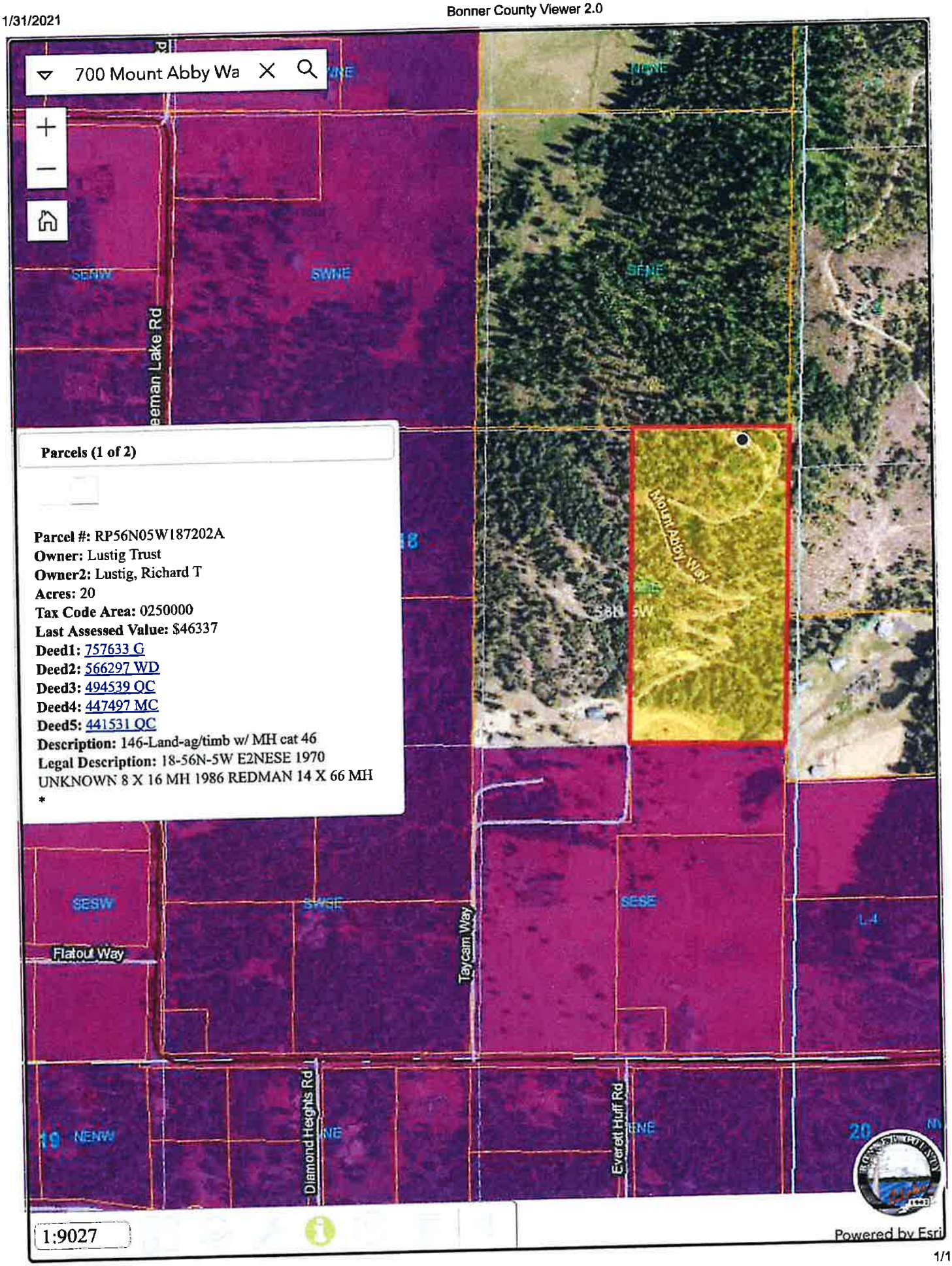
Richard T Lustig
Richard T. Lustig

STATE OF IDAHO)
County of Bonner) ss.

On this 28 day of August, 2008, before me, the undersigned Notary Public for the State of Idaho, personally appeared Richard W. Reinwald, an unmarried man, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Lisa A. Mendenhall
Notary Public for Idaho
Residing at Sandpoint
My commission expires: 9/26/2010

LISA A. MENDENHALL
STATE OF IDAHO
NOTARY — • — PUBLIC



Parcels (1 of 2)

Parcel #: RP56N05W187202A
Owner: Lustig Trust
Owner2: Lustig, Richard T
Acres: 20
Tax Code Area: 0250000
Last Assessed Value: $46337
Deed1: 757633 G
Deed2: 566297 WD
Deed3: 494539 QC
Deed4: 447497 MC
Deed5: 441531 QC
Description: 146-Land-ag/timb w/ MH cat 46
Legal Description: 18-56N-5W E2NESE 1970 UNKNOWN 8 X 16 MH 1986 REDMAN 14 X 66 MH
*

West Pend Oreille Fire District

Page 4

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP031010000010A**
Site Address:	4235 Freeman Lk Rd
	Oldtown ID 83822 - 9599
Owner:	Lewis, Anthony T
	4235 Freeman Lake Rd
	Oldtown ID 83822 - 9599
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	5.73 Acres (249,599 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	Hatchers Acres
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	440603 WD
Total Land Value:	$40,264.00
Total Impr Value:	$85,582.00
Total Value:	$125,846.00

Tax Year	Annual Tax
2019	$649.78
2018	$569.62
2017	$552.58

12-56N-6W HATCHER'S ACRES TRACT 1 1994 FLEETWOOD 27 X 66 RP

Land Use:	148 - Land-ag/timb w/mh real	Zoning:	Rural 10
Land Categories:	7;15	Building Categories:	97 - MH-RP dbl wide 1990-2000
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	4.73	$814.00	$0.00
15	1	$39,450.00	$19,725.00
32		$766.00	$0.00
47		$11,260.00	$5,630.00
48		$73,556.00	$36,778.00

Year Built:	1994 (2008)	Bathrooms:		Finished Sq Ft:	3,564
Stories:		Bedrooms:		Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	2	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
MISC	1994	1994		
UTLSHED	2008	2008	64	
LEANTO	1994	1994	300	
POLEBLDG	1994	1994	780	
MHOME	1994	1994	1,724	
MHOME	1994	1994	1,724	

FILED BY First American Title

'94 FEB 15 PM 4 00

MARIE SCOTT
RECORDER OF BONNER
COUNTY BY _____ DEP.

440603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Grantors, RAYBURN D. SOUTH and GAYLE I. SOUTH, husband and wife, of P. O. Box 1199, Priest River, Idaho 83856, FOR A VALUABLE CONSIDERATION, DO HEREBY grant, bargain, sell and convey unto ANTHONY T. LEWIS, a single man, of 2420 Hwy. 112 W, Port Angeles, Washington 98362, the Grantees, the following described property in Bonner County, State of Idaho, to wit:

> Tracts 1 and 2 of Hatchers Acres, according to the plat thereof, recorded in Book 4, Page 84, records of Bonner County, Idaho.
>
> SUBJECT TO a 30 foot access easement for property directly North of Plat as shown on the Plat of Hatchers Acres as recorded March 30, 1990 in Book 4 of Plats, Page 84, records of Bonner County, Idaho.
>
> ALSO SUBJECT TO restriction on the plat of Hatchers Acres as follows: "These tracts may not be further subdivided without written approval of the Planning and Zoning Commission and the county commissioners."

TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

AND, the above named Grantors hereby covenant that the above described premises are free from encumbrances and that they and their heirs, executors and administrators shall warrant and defend the above premises against all lawful claims and demands except current taxes, easements, restrictions, reservations, covenants and rights of way of record and of view.

DATED this 11th day of February, 1994.

Rayburn D. South

Gayle I. South

RETURN TO:
COOKE, LAMANNA
SMITH & COGSWELL
CHARTERED
ATTORNEYS AT LAW
PRIEST RIVER
PROFESSIONAL CENTER
Priest River, Idaho 83856
TEL NO. (208) 448-2121
FAX NO. (208) 448-1314

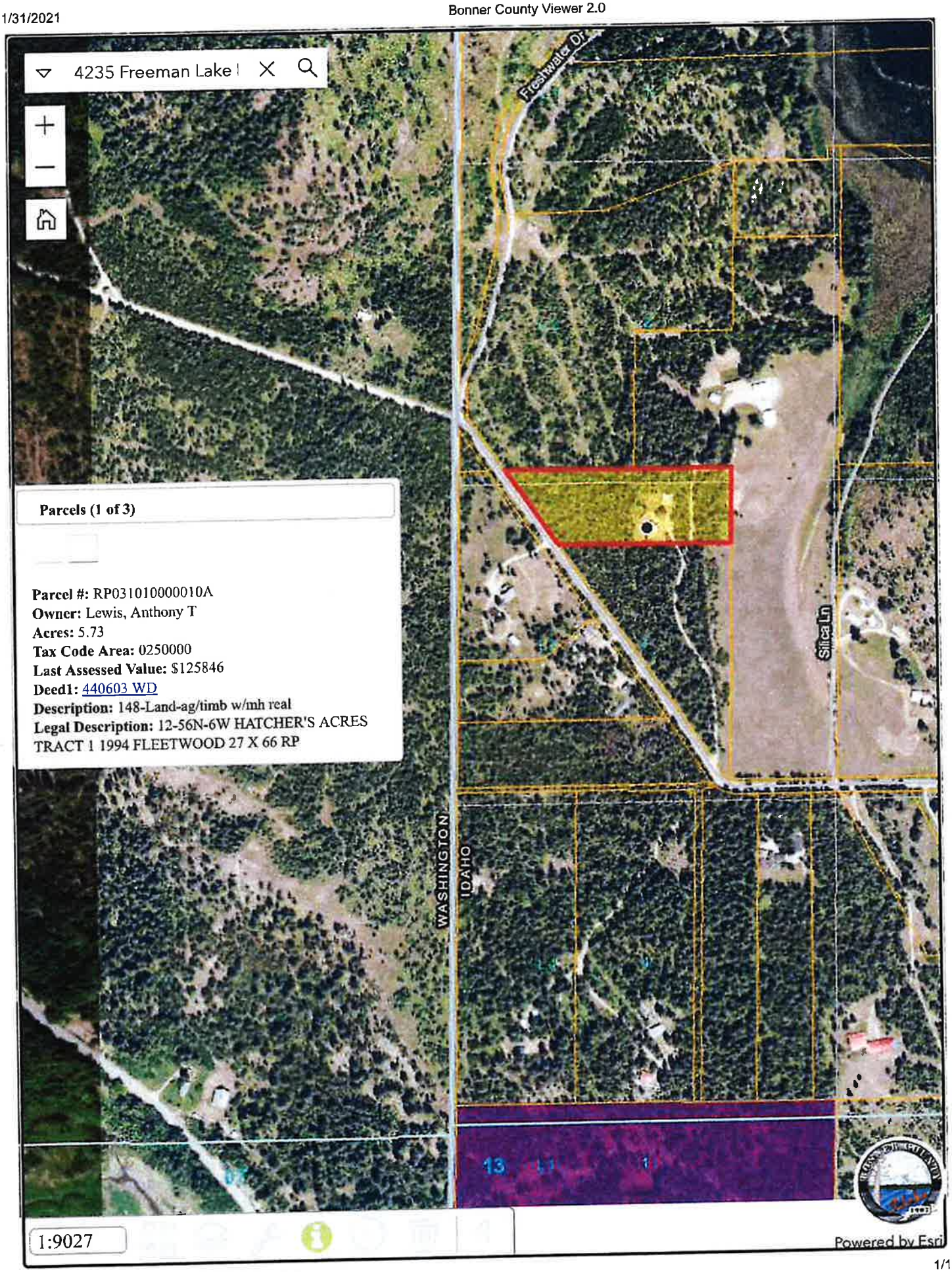
STATE OF IDAHO)
:ss
County of Bonner)

On this 11th day of February, 1994, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared RAYBURN D. SOUTH and GAYLE I. SOUTH, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public - State of Idaho
Residing at Priest River, therein.
My commission expires: 5/12/97

COOKE, LAMANNA
SMITH & COGSWELL
CHARTERED
ATTORNEYS AT LAW
PRIEST RIVER
PROFESSIONAL CENTER
PRIEST RIVER, IDAHO 83856
TEL NO. (208) 448-22
FAX NO. (208) 448-314



Parcels (1 of 3)

Parcel #: RP031010000010A
Owner: Lewis, Anthony T
Acres: 5.73
Tax Code Area: 0250000
Last Assessed Value: $125846
Deed1: 440603 WD
Description: 148-Land-ag/timb w/mh real
Legal Description: 12-56N-6W HATCHER'S ACRES TRACT 1 1994 FLEETWOOD 27 X 66 RP

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP031010000020A**
Site Address:	
	ID 83822
Owner:	Lewis, Anthony T
	4235 Freeman Lake Rd
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	7.24 Acres (315,374 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	Hatchers Acres
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	440603 WD
Total Land Value:	$1,245.00
Total Impr Value:	$0.00
Total Value:	$1,245.00

Tax Year	Annual Tax
2019	$17.22
2018	$17.40
2017	$17.54

12-56N-6W HATCHER'S ACRES TRACT 2

Land Use:	107 - Bare forest land	Zoning:	Rural 10
Land Categories:	7	Building Categories:	
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	7.24	$1,245.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

FILED BY First American Title

'94 FEB 15 PM 4 00

MARIE SCOTT
RECORDER OF BONNER
COUNTY BY SC DEP.

440603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Grantors, RAYBURN D. SOUTH and GAYLE I. SOUTH, husband and wife, of P. O. Box 1199, Priest River, Idaho 83856, FOR A VALUABLE CONSIDERATION, DO HEREBY grant, bargain, sell and convey unto ANTHONY T. LEWIS, a single man, of 2420 Hwy. 112 W, Port Angeles, Washington 98362, the Grantees, the following described property in Bonner County, State of Idaho, to wit:

> Tracts 1 and 2 of Hatchers Acres, according to the plat thereof, recorded in Book 4, Page 84, records of Bonner County, Idaho.
>
> SUBJECT TO a 30 foot access easement for property directly North of Plat as shown on the Plat of Hatchers Acres as recorded March 30, 1990 in Book 4 of Plats, Page 84, records of Bonner County, Idaho.
>
> ALSO SUBJECT TO restriction on the plat of Hatchers Acres as follows: "These tracts may not be further subdivided without written approval of the Planning and Zoning Commission and the county commissioners."

TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

AND, the above named Grantors hereby covenant that the above described premises are free from encumbrances and that they and their heirs, executors and administrators shall warrant and defend the above premises against all lawful claims and demands except current taxes, easements, restrictions, reservations, covenants and rights of way of record and of view.

DATED this 11th day of February, 1994.

Rayburn D. South

Gayle I. South

RETURN TO:
COOKE LAMANNA
SMITH & COGSWELL
CHARTERED
ATTORNEYS AT LAW
PRIEST RIVER
PROFESSIONAL CENTER
Priest River, Idaho 83856
TEL NO. (208) 448-1721
FAX NO. (208) 448-1713

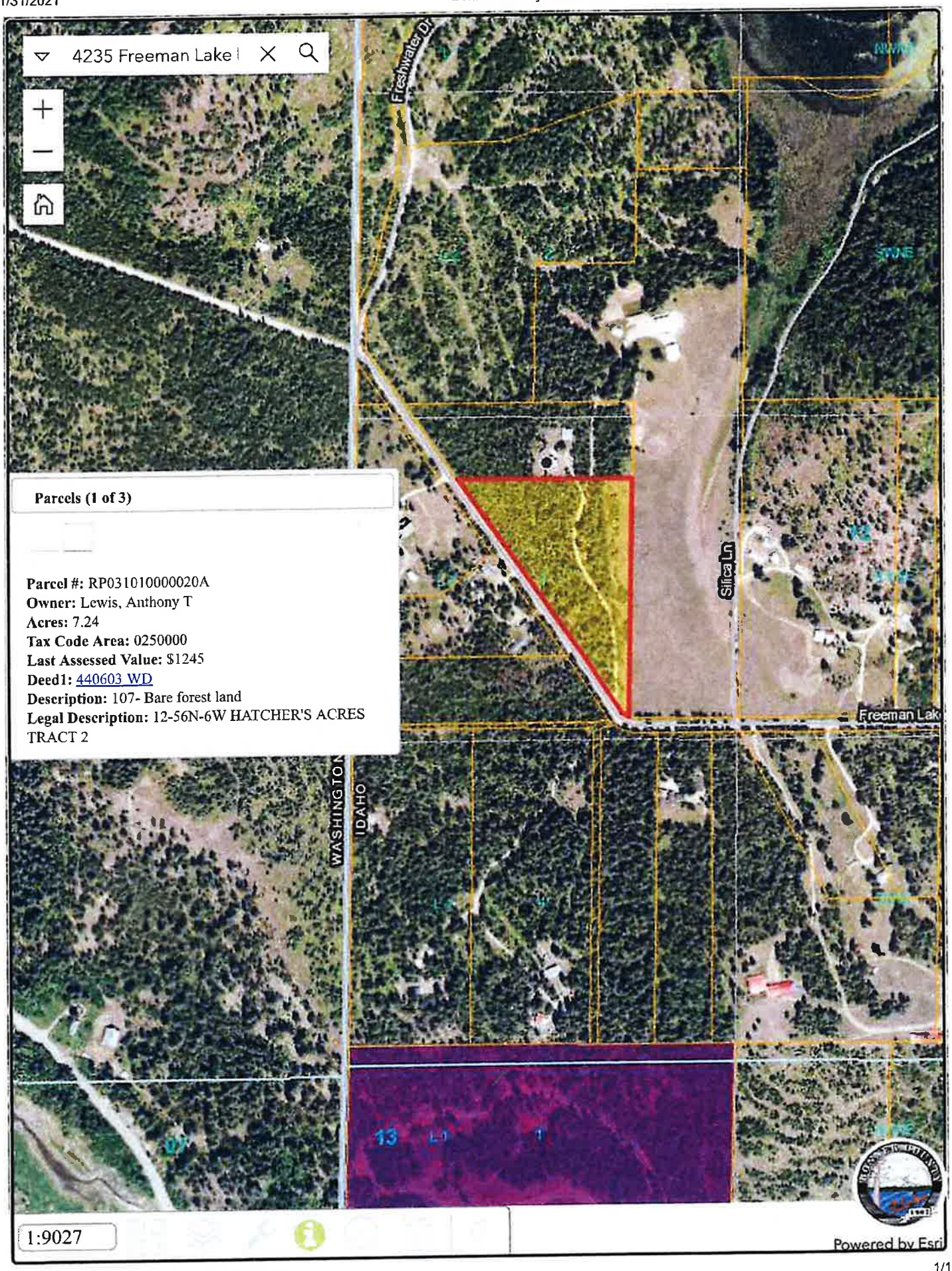
STATE OF IDAHO)
:ss
County of Bonner)

On this 11th day of February, 1994, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared RAYBURN D. SOUTH and GAYLE I. SOUTH, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public - State of Idaho
Residing at Priest River, therein.
My commission expires: 5/12/99

COOKE LAMANNA
SMITH & COGSWELL
CHARTERED
ATTORNEYS AT LAW
PRIEST RIVER
PROFESSIONAL CENTER
Priest River, Idaho 83856
TEL NO. (208) 448-22
FAX NO. (208) 448-314



Parcels (1 of 3)

Parcel #: RP031010000020A
Owner: Lewis, Anthony T
Acres: 7.24
Tax Code Area: 0250000
Last Assessed Value: $1245
Deed1: 440603 WD
Description: 107- Bare forest land
Legal Description: 12-56N-6W HATCHER'S ACRES TRACT 2

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W124050A**
Site Address:	4541 Freeman Lk Rd Oldtown ID 83822
Owner:	Winston, Gregory J & Dawn M 3413 87th Ave SE Snohomish WA 98290 - 5303
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	20.11 Acres (875,817 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	927142 WD
Total Land Value:	$0.00
Total Impr Value:	$0.00
Total Value:	$37,914.00

Tax Year	Annual Tax
2019	$510.20
2018	$74.50
2017	$75.60

12-56N-6W TAX 25 2019 VALLEY QUALITY 27 X 60 MH CPWRS

Land Use:	146 - Land-ag/timb w/ MH cat 46	Zoning:	Rural 10
Land Categories:	6;10	Building Categories:	
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
6	19.106	$11,464.00	$0.00
10	1	$26,450.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

		Tax Year	Annual Tax
Parcel #:	**MH56N06W124050A**		
Site Address:	4541 Freeman Lk Rd	0	$0.00
	Oldtown ID 83822	0	$0.00
Owner:		0	$0.00

-

12-56N-6W TAX 25 2019 VALLEY QUALITY 27 X 60 MH VIN VMH12812W196519A TITLE 203070976

Twn/Range/Section:	56N / 06W / 12
Parcel Size:	0.00 Acres (0 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	25000 / 0.0000
Total Land Value:	$0.00
Total Impr Value:	$0.00
Total Value:	$0.00

Land Use:	546 - MH parcel on own ld not RP	Zoning:	Rural 10
Land Categories:		Building Categories:	77 - MH dbl wide 2011-present
Recreation:		School District:	83 - Bonner School

Year Built:	2019 (2020)	Bathrooms:		Finished Sq Ft:	1,620
Stories:		Bedrooms:		Heat:	Heat pump
A/C:	Yes	Garage:		Roof:	Comp sh to 235# - Gable
Basement:		Carport:		Pool:	
Condition:	G	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	2020	2020	1,200	
MHOME	2019	2019	1,620	

Instrument # 927142
Bonner County, Sandpoint, Idaho
08/31/2018 12:58:17 PM No. of Pages: 5
Recorded for: FIRST AMERICAN TITLE - SANDPOINT
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy bbroehl
Index to: WARRANTY DEED

File No. :

095870

Document Type: Warranty Deed

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
419 North Second Ave.
Sandpoint, ID 83864

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **695870-S (lip)**

Date: **August 24, 2018**

For Value Received, **Minnaloosa Land Company, LLC, an Idaho limited liability company,** hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Gregory J. Winston and Dawn M. Winston, husband and wife as community property with right of survivorship,** hereinafter called the Grantee, whose current address is **17915 S. Spada Rd., Snohomish, WA 98290,** the following described premises, situated in **Bonner** County, **Idaho,** to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Minnaloosa Land Company, LLC, an Idaho limited liability company

By: _____

Thomas D. Mort, Manager-Member

By: _____

Andrew E. Wright , Manager-Member

By: _____

Stephen S. Richardson, Manager-Member

STATE OF Idaho)
ss.
COUNTY OF Kootenai)

On this 30 **day of August, 2018**, before me, a Notary Public in and for said State, personally appeared Thomas D Mort, Andrew E. Wright & Stephen S. Richardson, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Minnaloosa Land Company, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in said Limited Liability Company's name.

_____

Notary Public of Idaho
Residing at: Post Falls
Commission Expires: 11/28/2023

MARK JOHNSON
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

TWO TRACTS OF LAND LOCATED IN A PORTION OF GOVERNMENT LOT 2 OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT ONE:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 12 (AS MARKED BY A 5/8" IRON ROD & CAP "PLS 882", PER CP&F INSTRUMENT #865735), FROM WHICH THE CLOSING SUBDIVISION CORNER (WEST QUARTER CORNER) OF SAID SECTION 12 (AS MARKED BY 1.5" ALUMINUM CAP MONUMENT PER CP&F INSTRUMENT #865730) BEARS SOUTH 89°25'17" WEST, 1,568.09 FEET; THENCE SOUTH 89°25'17" WEST, 877.42 FEET TO THE SOUTHWEST CORNER OF "TRACT 2" AS RECORDED IN A WARRANTY DEED INSTRUMENT #868624, BONNER COUNTY RECORDS AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIBED TRACT OF LAND;

THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2 SOUTH 89°25'17" WEST, 496.54 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD (HAVING A HALF WIDTH OF 25.0 FEET);

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 35°44'18" WEST, 157.79 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT ;

THENCE 90.23 FEET ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 13°25'39" AND A CHORD BEARING NORTH 42°27'07" WEST. 90.02 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE FREEMAN LAKE ACCESS ROAD, DESCRIBED AS "TRACT 3" OF WARRANTY DEED INSTRUMENT #868624;

THENCE ALONG SAID "TRACT 3" THE FOLLOWING SIX (6) COURSES;

1) NORTH 00°20'53" EAST, 143.44 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;

2) 86.88 FEET ALONG SAID CURVE HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 27°39'12" AND A CHORD BEARING NORTH 14°10'29" EAST, 86.03 FEET TO A POINT OF TANGENCY;

3) NORTH 28°00'05" EAST, 54.30 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;

4) 103.73 FEET ALONG SAID CURVE HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 13°03'46" AND A CHORD BEARING NORTH 21°28'12" EAST, 103.51 FEET TO A POINT OF TANGENCY;

5) NORTH 14°56'19" EAST, 331.42 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;

6) 208.40 FEET ALONG SAID CURVE HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE

OF 22°57'43" AND A CHORD BEARING NORTH 03°27'28" EAST, 207.00 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962" AND BEING A POINT OF NON-TANGENCY;

THENCE, LEAVING SAID DEED LINE, NORTH 89°25'17" EAST, 390.68 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE, NORTH 72°44' 16" EAST, 522.07 FEET TO THE NORTHWEST CORNER OF "TRACT 1" OF THE SAID WARRANTY DEED INSTRUMENT #868624;

THENCE, SOUTH 00°15'33" WEST (DEED CALL IS SOUTH), 673.32 FEET TO THE NORTHWEST CORNER OF "TAX NO. 6" AS DESCRIBED IN DEED INSTRUMENT #849232, BONNER COUNTY RECORDS;

THENCE, SOUTH 89°25'17" WEST, 417.41 FEET TO A 5/8" REBAR & CAP 'ATS PLS 8962';

THENCE, SOUTH 00°15'33" WEST, 151.38 FEET TO THE NORTHWEST CORNER OF "TAX NO. 7" AS DESCRIBED IN DEED INSTRUMENT #849232, BONNER COUNTY RECORDS;

THENCE, SOUTH 00° 15'33" WEST (DEED CALL IS SOUTH), 417.42 FEET, RETURNING TO THE POINT OF BEGINNING FOR THIS DESCRIBED TRACT OF LAND;

TOGETHER WITH:

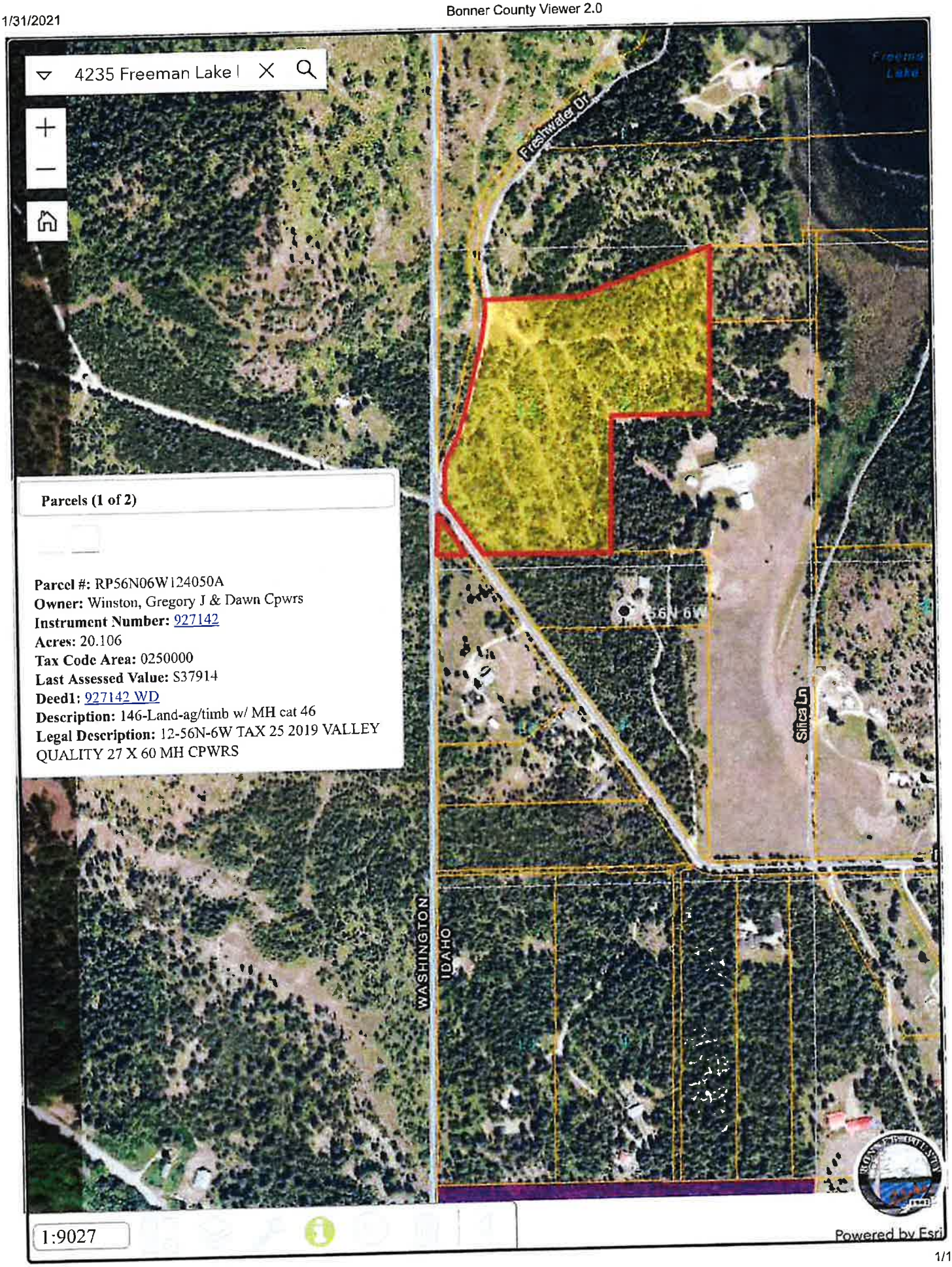
TRACT TWO

BEGINNING AT THE CLOSING SUBDIVISION CORNER (WEST QUARTER CORNER) OF SAID SECTION 12 (AS MARKED BY 1.5" ALUMINUM CAP MONUMENT PER CP&F INSTRUMENT #865730). FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 12 (AS MARKED BY A 5/8" IRON ROD & CAP "PLS 882", PER CP&F INSTRUMENT #865735) BEARS NORTH 89°25'17" EAST, 1568.09 FEET; THENCE NORTH 00°20'35" EAST, 164.93 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD (HAVING A HALF WIDTH OF 25.0 FEET) AND BEING THE POINT OF NON-TANGENT CURVATURE TO THE RIGHT:

THENCE, 88.31 FEET ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 15°06' 14" AND A CHORD BEARING SOUTH 43°17'25" EAST, 88.05 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 35°44'18" EAST, 122.57 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 2 OF SECTION 12:

THENCE SOUTH 89°25'17" WEST, 132.96 FEET ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT, RETURNING TO THE POINT-OF-BEGINNING FOR THIS DESCRIBED TRACT OF LAND.



Parcels (1 of 2)

Parcel #: RP56N06W124050A
Owner: Winston, Gregory J & Dawn Cpwrs
Instrument Number: 927142
Acres: 20.106
Tax Code Area: 0250000
Last Assessed Value: $37914
Deed1: 927142 WD
Description: 146-Land-ag/timb w/ MH cat 46
Legal Description: 12-56N-6W TAX 25 2019 VALLEY QUALITY 27 X 60 MH CPWRS

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W130750A**
Site Address:	
	ID 83822
Owner:	Oaks, Merrill M & Muriel K
	362 Langille Canyon Rd
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 06W / 13
Parcel Size:	17.73 Acres (772,188 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	250000 / 0.0054
Deeds:	830109 WD
Total Land Value:	$2,127.00
Total Impr Value:	$0.00
Total Value:	$2,127.00

Tax Year	Annual Tax
2019	$24.94
2018	$25.48
2017	$25.74

13-56N-6W W2NWNE LESS S 150FT

Land Use:	107 - Bare forest land	Zoning:	Rural 10
Land Categories:	7	Building Categories:	
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	17.727	$2,127.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

AFTER RECORDING MAIL TO:

Merrill M Oaks and Muriel K Oaks
362 Langille Canyon Rd
Oldtown, ID 83822

Instrument # 830109
BONNER COUNTY, SANDPOINT, IDAHO
8-2-2012 02:59:56 No. of Pages: 2
Recorded for : FATCO
MARIE SCOTT Fee: 13.00
Ex-Officio Recorder Deputy CB
Index to: WARRANTY DEED

CORPORATE WARRANTY DEED

File No.: **427631-S (hb)**

Date: **July 27, 2012**

For Value Received, **Stimson Lumber Company, an Oregon corporation**, a corporation duly organized and existing under the laws of the State of Idaho, Grantor, does hereby grant, bargain, sell and convey unto **Merrill M Oaks and Muriel K Oaks, husband and wife**, Grantee, whose address is **362 Langille Canyon Rd, Oldtown, ID 83822,** the following described real estate, to wit:

The West half of the Northwest quarter of the Northeast quarter of Section 13, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho.

Less the South 150 feet thereof.

TOGETHER WITH right of way over and across roadways presently in existence, as set forth in Easement recorded August 28, 1997 as Instrument No. 509620.

SUBJECT TO current years taxes, irrigation district assessments, public utility easements, subdivision and U.S. patent reservations.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances, and that Grantor will warrant and defend the same from all claims whatsoever.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its **Chief Financial Officer** this **27th** day of **July, 2012.**

Stimson Lumber Company, an Oregon corporation

By: Daniel McFall
Chief Financial Officer

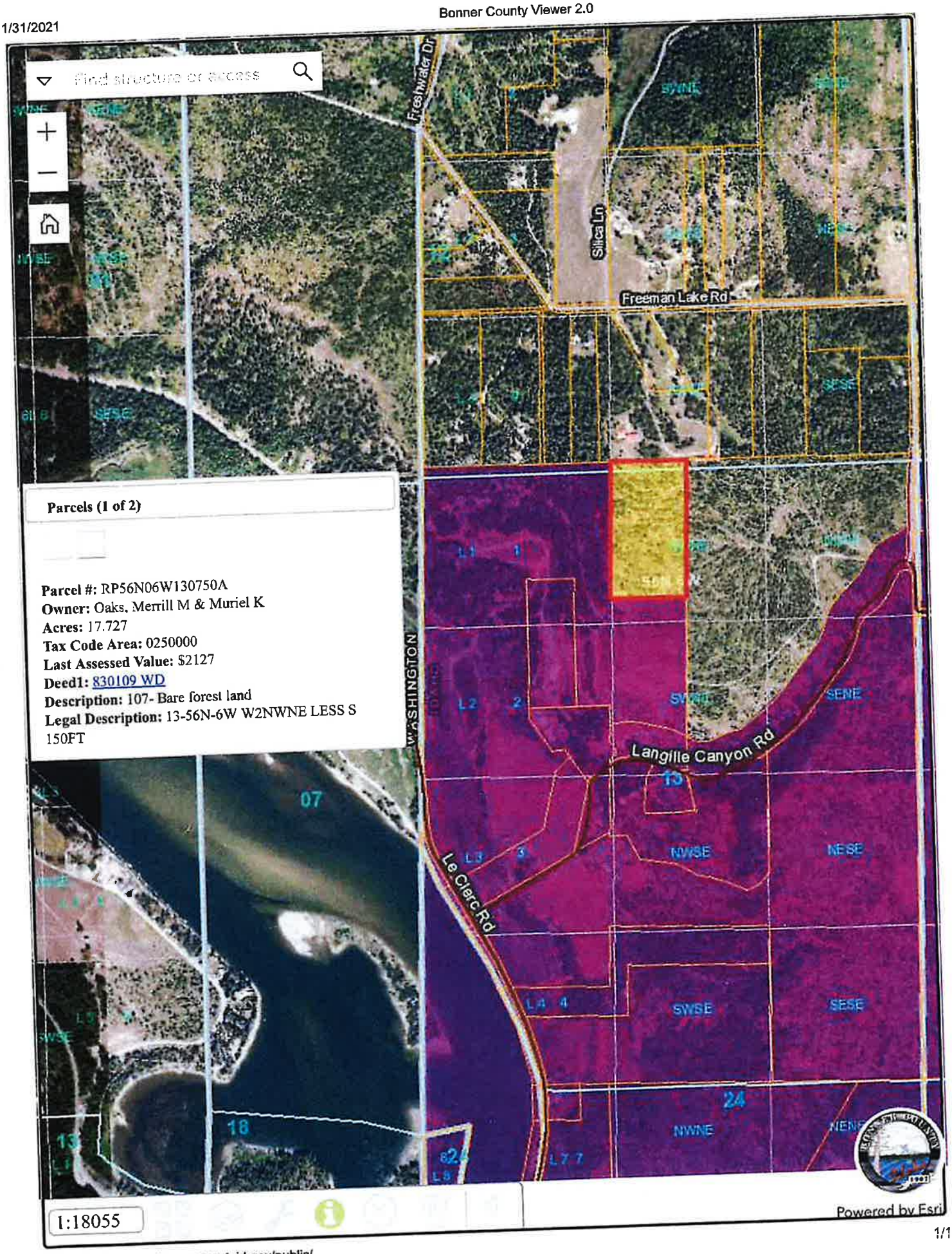
STATE OF [redacted] OREGON)
ss.
COUNTY OF [redacted] Multnomah)

On this Thirtieth day of July, 2012, before me, a Notary Public in and for said State, personally appeared Dan M. McFall known or identified to me to be the Chief Financial Officer of the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, 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.

OFFICIAL SEAL
MARGARET E RODGERS
NOTARY PUBLIC-OREGON
COMMISSION NO. 459999
MY COMMISSION EXPIRES JULY 12, 2015

Margaret E Rodgers
Notary Public for the State of [redacted] OREGON
Residing at: Portland, OR
My Commission Expires: 7-12-2015


Find structure or access
Freshwater Dr
Silica Ln
Freeman Lake Rd
SWNE
SENE
NWSE
NESE
SESE
Parcels (1 of 2)
Parcel #: RP56N06W130750A
Owner: Oaks, Merrill M & Muriel K
Acres: 17.727
Tax Code Area: 0250000
Last Assessed Value: $2127
Deed1: 830109 WD
Description: 107- Bare forest land
Legal Description: 13-56N-6W W2NWNE LESS S 150FT
WASHINGTON
Langille Canyon Rd
Le Clerc Rd
13
SWNE
SENE
NWSE
NESE
SWSE
SESE
24
NWNE
NENE
07
18
1:18055
Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP031090000010A**
Site Address:	362 Langille Canyon Oldtown ID 83822 - 9589
Owner:	Oaks, Merrill M & Muriel 362 Langille Canyon Rd Oldtown ID 83822 - 9589
Twn/Range/Section:	56N / 06W / 13
Parcel Size:	10.00 Acres (435,774 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	Oaks Acres
Census Tract/Block:	950500 / 3017
Levy:	950000 / 0.0062
Deeds:	905841 PL,782889 WD,749706 DC,744176 WD,576475 QC
Total Land Value:	$44,080.00
Total Impr Value:	$487,793.00
Total Value:	$531,873.00

Tax Year	Annual Tax
2019	$3,134.64
2018	$1,162.32
0	$0.00

13-56N-6W OAKS ACRES LOT 1

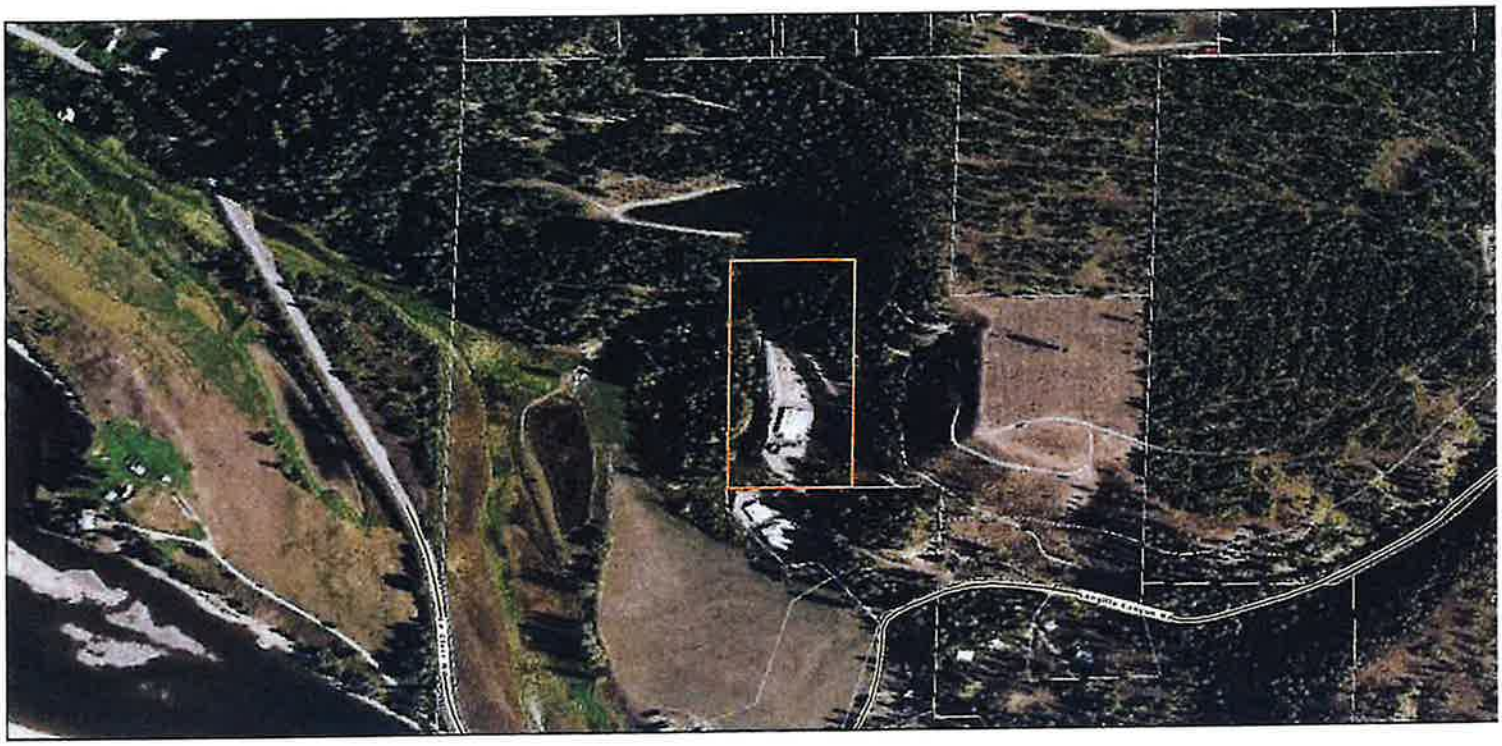
In dispute

Land Use:	131 - Land-ag/timb w/resid Imp
Land Categories:	7;15
Recreation:	
Zoning:	Rural 10
Building Categories:	11 - One Story
School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	9.004	$1,080.00	$0.00
15	1	$43,000.00	$8,512.00
32		$25,621.00	$0.00
37		$462,172.00	$91,488.00

Year Built:	1970 (2017)	Bathrooms:	2	Finished Sq Ft:	3,896
Stories:	1	Bedrooms:	3	Heat:	Forced hot air
A/C:	Yes	Garage:	Attached 104 SqFt	Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
ATTGAR	2017	2017	104	
LEANTO	1970	1970	800	
LEANTO	1970	1970	1,600	
LEANTO	1970	1970	1,600	
POLEBLDG	1970	1970	3,200	



Oaks
XXX 010A

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel. (208) 263-6833
Fax: (208) 263-5890

Parcel #: **RP56N06W132405A**

Site Address:

ID 83822

Owner: Oaks, Merrill M & Muriel
362 Langille Canyon Rd
Oldtown ID 83822 - 9589

Twn/Range/Section: 56N / 06W / 13

Parcel Size: 118.67 Acres (5,169,178 SqFt)

Lot Dimensions: 0
0

Plat/Subdivision:

Census Tract/Block: 950500 / 3017

Levy: 950000 / 0.0062

Deeds: 782889 WD,749706 DC,744176 WD,576475 QC,530112 WD

Total Land Value: $53,833.00

Total Impr Value: $0.00

Total Value: $53,833.00

Tax Year	Annual Tax
2019	$427.24
2018	$462.08
0	$0.00

13-56N-6W PT GOV LOTS 1,2 & 3 N OF RD LESS TAX 18, S150FT OF W2NWNE, PT W2SWNE LESS PT TAX 18 LESS PLAT

Land Use: 107 - Bare forest land

Land Categories: 3;7;19

Recreation:

Zoning: Rural 10

Building Categories:

School District: 83 - Bonner School

Category	Quantity	Value	Exemption
3	48.282	$45,675.00	$0.00
7	67.986	$8,158.00	$0.00
19	2.4	$0.00	$0.00

Year Built:

Stories:

A/C: No

Basement:

Condition:

Bathrooms:

Bedrooms:

Garage:

Carport:

Fireplace:

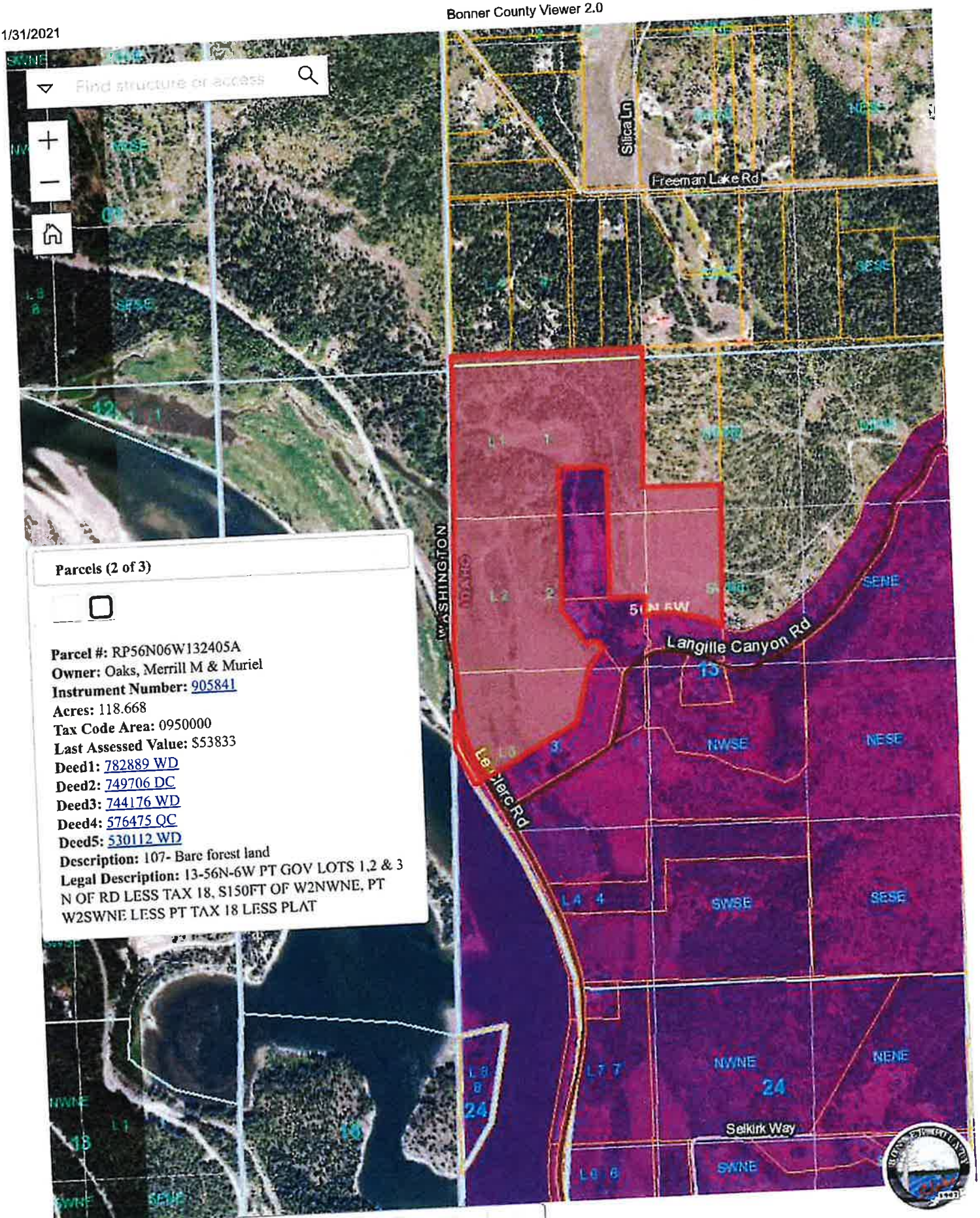
Finished Sq Ft:

Heat:

Roof:

Pool:

Foundation:



Parcels (2 of 3)

Parcel #: RP56N06W132405A
Owner: Oaks, Merrill M & Muriel
Instrument Number: 905841
Acres: 118.668
Tax Code Area: 0950000
Last Assessed Value: $53833
Deed1: 782889 WD
Deed2: 749706 DC
Deed3: 744176 WD
Deed4: 576475 QC
Deed5: 530112 WD
Description: 107- Bare forest land
Legal Description: 13-56N-6W PT GOV LOTS 1,2 & 3 N OF RD LESS TAX 18, S150FT OF W2NWNE, PT W2SWNE LESS PT TAX 18 LESS PLAT

1:18055

Powered by Esri

Doc. 48

REC'D MAR 26 2021

Instrument # 979100
Bonner County, Sandpoint, Idaho
03/23/2021 02:17:47 PM No. of Pages: 268
Recorded for: BOCC
Michael W. Rosedale Fee: $0.00
Ex-Officio Recorder Deputy _____
Index to: MISC

MEMORANDUM OF ANNEXATION FOR WEST PEND OREILLE FIRE

Bonner County Commissioners
1500 Hwy 2, Ste. 308 • Sandpoint, ID 83864 • Phone: (208) 265-1438

REC'D MAR 26 2021

March 23, 2021

Memorandum

To: Commissioners

Re: West Pend Oreille Fire District – Annexation

Commissioners,

A Petition for Annexation was filed with the West Pend Oreille Fire District requesting 62 parcels of real property be annexed into the West Pend Oreille Fire District. The properties are located entirely within Bonner County, and contiguous to or within the West Pend Oreille Fire District.

The Fire District met the requirements of IC 34-1411 and held a public hearing on February 2, 2021. It was determined that it would be in the best interest of the property owners and the Fire District to annex the property and the Fire Commissioners issued an Order approving the Petition.

Pursuant to Idaho Code 31-1411, the West Pend Oreille Fire District is required to submit their Order to the County Commissioners. The Bonner County Commissioner shall thereupon enter an Order of Annexation so as to include the annexed property on the tax rolls.

Attached for your consideration is an Order of Annexation to the West Pend Oreille Fire District.

Legal Review:_____

Distribution: Record Original Order, Recorded Certified Copy to State Tax Commission and Assessor
West Pend Oreille Fire District attn: Judy Kokanos PO Box 1267 Priest River, ID 83856
Copy to BOCC File

A suggested motion would be: **Mr. Chairman based on the information before us I move to approve the Order of Annexation of 62 parcels of property located in Bonner County, Idaho into the West Pend Oreille Fire District.**

Recommendation Acceptance: ☒ yes ☐ no _____ Date: 3/23/21
Commissioner Dan McDonald, Chairman

ORDER OF ANNEXATION

WEST PEND OREILLE FIRE DISTRICT

WHEREAS, Idaho Code 31-1429 states that any area embraced within the limits of any city may, with the consent of the governing boards of such city and the respective fire protection district, expressed by ordinance or resolution, be included within the limits of a fire protection district, when formed, or be subsequently annexed thereto; and

WHEREAS, Bonner County has received a Resolution and Order from the West Pend Oreille Fire District approving the annexation of 62 parcels of property into the West Pend Oreille Fire District; and

WHEREAS, on February 2, 2021, the Board of Fire Commissioners of the West Pend Oreille Fire District published notice of public hearing regarding this annexation; and

WHEREAS, a certified copy of the West Pend Oreille Fire Districts Order is attached and incorporated herewith; and

NOW, THEREFORE, IT IS HEREBY ORDERED that 62 parcels of property in Bonner County, along with any right of ways that are adjacent to the subject properties be annexed into the West Pend Oreille Fire District and that boundaries of said district be amended so as to include the property described herein.

DATED this 23rd day of March, 2021

BONNER COUNTY BOARD OF COMMISSIONERS

Dan McDonald, Chairman

Steven Bradshaw, Commissioner

Jeff Connolly, Commissioner

ATTEST: Michael Rosedale

By: _____
Deputy Clerk

	A	B	C	D	E
1	PARCEL NUMBERS	WEST PEND OREILLE FIRE	DISTRICT		
2	Page 1	Page 2	Page 3	Page 4	OTHER CONT
3	RP56N05W070001A	RP031010000030A	RP56N06W128540A	RP031010000010A	RP56N06W128405A
4	RP56N05W180003A	RP031070000020A	RP56N06W124552A	RP031010000020A	RP56N06W129100A
5	RP56N05W077202A	RP56N06W126600A	RP56N06W126000A	RP56N06W124050A	RP56N06W130011A
6	RP56N05W075840A	RP031070000010A	RP56N06W128405A	RP56N06W130750A	RP56N06W120600A
7	RP56N05W076300A	RP56N06W127810A	RP56N06W126750A	OTHER	RP56N06W123000A
8	RP56N05W076300A	RP56N06W127840A	RP56N05W187353A	RP56N05W175402A	RP56N06W122251A
9	RP56N05W200011A	RP56N06W127950A	RP56N05W065840A	RP56N05W174200A	
10	RP56N05W214350A	RP56N06W129500A	RP56N06W019050A	RP56N05W181800A	
11	RP56N06W128700A	RP56N05W065601A	RP56N06W120600A	RP56N05W214350A	
12	RP56N05W200154A	RP56N05W063651A	RP56N06W014801A	RP56N05W210002A	
13	RP56N05W201600A	RP56N05W062410A	RP56N06W014951A	RP56N05W078551A	
14	RP56N05W175700A	RP56N06W128460A	RP56N06W123000A	RP56N05W074100A	
15	RP56N05W178560A	RP56N06W120002A	RP56N05W187202A	RP56N05W072402A	
16	RP56N05W178710A	RP56N06W127804A		RP56N06W120151A	
17		RP56N06W123750A		RP56N06W129200A	
18					
19					
20					
21					

LEGAL DESCRIPTION

FREEMAN LAKE ANNEXATION

Beginning at the SW corner Section 12, Township 56N, Range 6W, Bonner County, Idaho;

Thence, North to the NW corner of Government Lot 5 Section 1, Township 56N, Range 6W;

Thence, East to the NE corner of the SE1/4, Section 1, Township 56N, Range 6W;

Thence, North to the NW corner of Government Lot 8, Section 6, Township 56N, Range 5W;

Thence, East to the SE corner of Government Lot 4, Section 6, Township 56N, Range 5W;

Thence, North to the NE corner of Government Lot 4, Section 6, Township 56N, Range 5W;

Thence, East to the NE corner of Government Lot 3, Section 6, Township 56N, Range 5W;

Thence, South to the SE corner of the NW1/4, Section 6, Township 56N, Range 5W;

Thence, West to the NW corner of the NE SW1/4, Section 6, Township 56N, Range 5W;

Thence, South to the SW corner NE SW1/4, Section 6, Township 56N, Range 5W;

Thence, West to the NW corner of Government Lot 7, Section 6, Township 56N, Range 5W;

Thence, South to the NW corner, Section 7, Township 56N, Range 5W;

Thence, East to the NE corner of Section 7, Township 56N, Range 5W;

Thence, South to the SE corner, Section 7, Township 56N, Range 5W;

Thence, East to the NE corner of Section 18, Township 56N, Range 5W;

Thence, South to the NW corner of Section 17, Township 56N, Range 5W;

Thence, East to the NE corner of Section 17, Township 56N, Range 5W;

Thence, South to the SE corner of Section 17, Township 56N, Range 5W;

Thence, East to the NE corner of Section 21, Township 56N, Range 5W;

Thence, South to the SE corner NE1/4, Section 21, Township 56N, Range 5W;

Thence, West to the SW corner NE1/4, Section 20, Township 56N, Range 5W;

Thence, North to the NW corner NE1/4, Section 20, Township 56N, Range 5W;

Thence, continuing North to the NE corner of Government Lot 5, Section 17, Township 56N, Range 5W;

Thence, West to the NW corner of Government Lot 4 of Section 17, Township 56N, Range 5W;

Thence, North to NESESE Section 18, Township 56N, Range 5W;

Thence, West to the SE corner of NESE, Section 18, Township 56N, Range 5W;

Thence, North to the NE corner of the NW1/4 NE1/4 of Section 18, Township 56N, Range 5W;

Thence, West to the NW corner of Section 18, Township 56N, Range 5W;

Thence, South to a point on the West line of Section 18, Township 56N, Range 5W, said point is 300' north of the center line of Langille Canyon Road;

Thence, Southwesterly along a line parallel to and 300' northwest of the center line of Langille Canyon Road to a point on the intersection of the east line of the W1/2SW1/4NE1/4, Section 13, Township 56N, Range 6W;

Thence, North to the NE corner of the W1/2SW1/4NE1/4, Section 13, Township 56N, Range 6W;

Thence, West to the NW corner W1/2 SW1/4 NE1/4, Section 13, Township 56N, Range 6W;

Thence, North to the NW corner NE1/4, Section 13, Township 56N, Range 6W;

Thence, West to the point of beginning.

West Pend Oreille Fire District
Proposed Freeman Lake Annexation 2021

Legal:
Parts of Sec. 6, 7, 17, 18, 20 and 21
Twp 56 N. Rge 5 W.

Parts of Sec. 1, 12, and 13,
Twp 56 N. Rge 6 W.

Legend

==== Roads

12 Section Numbers

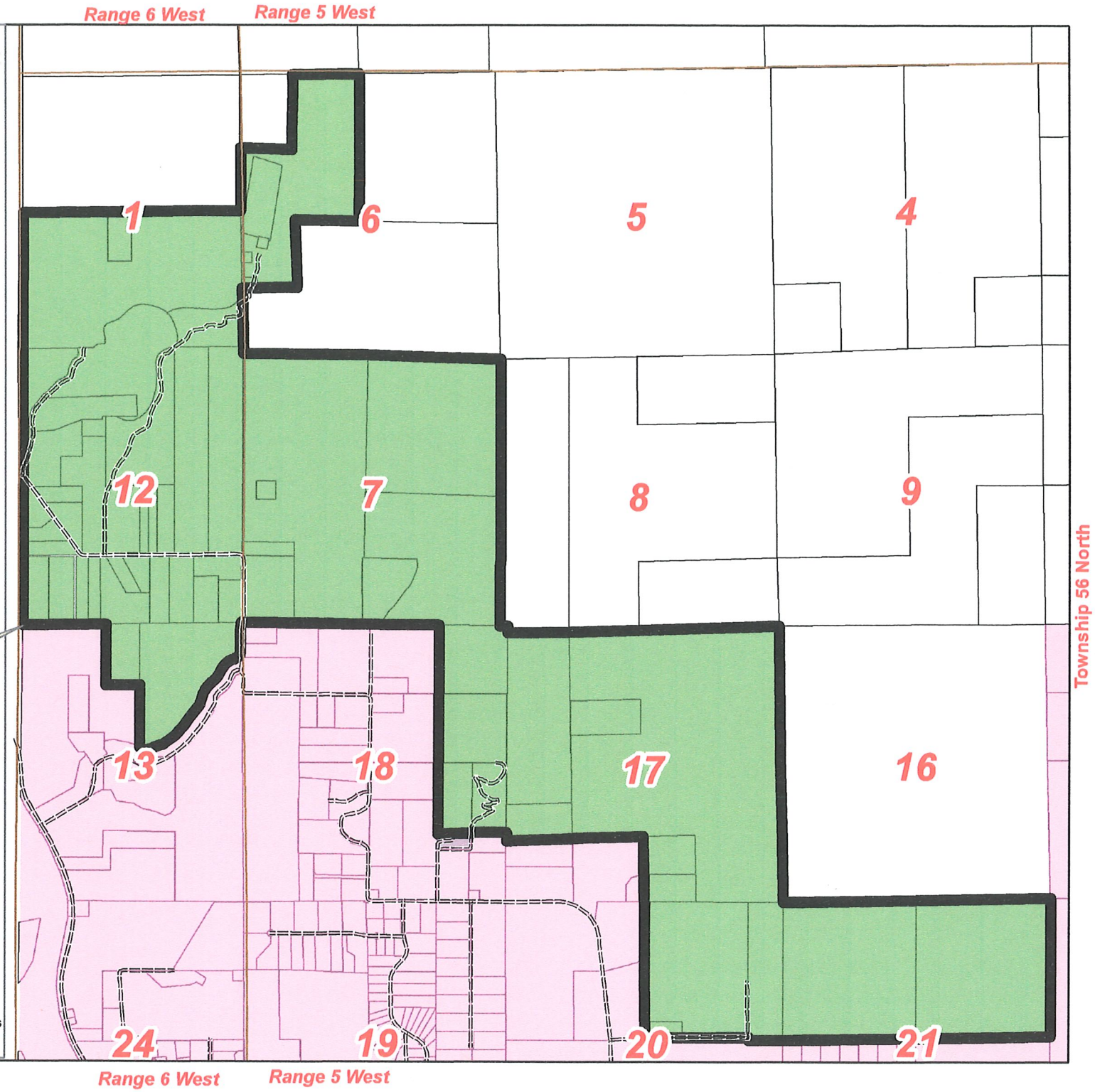
WPOFD Freman Lake Annexation

Current Fire District Area

Bonner County Parcel Lines

Lines

Annexation Area to WPOFD



①

PETITION FOR ANNEXATION

We, the below signed property owners, petition the West Pend Oreille Fire District Board of Commissioners to annex the attached listed contiguous territory within Bonner County into the existing West Pend Oreille Fire District as per Idaho Code 31-1411.

The annexation is to provide us with the same level of services as those within the current West Pend Oreille Fire District, to request the Bonner County Commissioners to enter an Order of Annexation and to cause the same to be recorded so as to include the annexed property on the tax rolls of the Fire District.

Name (Printed)	Signature	Mailing Address	Phone	Parcel Number
Lee Family Ranch LLC Susan Lee	Susan Lee	225 Lee Rd	208 437-0919	180003A 180601A RP56N05W070001A
Lee Family Ranch LTD	Susan Lee	" "	208 437-3289	RP56N05W077202A
David A & Susan A Easley	Susan Easley	P.O. Box 1241, P.R., ID 83856	208-437-5373	RP56N05W075840A
David A & Susan A Easley	[illegible]	P.O. Box 1241, P.R. ID 83856	208-437-5373	RP56N05W076300A
BRIAN SNIDER		612 Rocking Chair Lane Oltown ID	208-819-4108	LR ~~RP56N05W200000N11A~~ RP56N06W128700A
Greg Armont - W J Donnelley		4116 Freeman Lake Rd	208-310 5213	
ELIN WEAVER	Elin Weaver	415 FREEMAN LAKE RD		RP56N05W200154A RP56N05W204353A ↔ in district already RP56N05W201600A
JEREMIAH WEAVER	[illegible]	575 FREEMAN LAKE RD OLDTOWN 83822		RP56N05W175760A
Brian Dockin	Brian Dockin	PO Box 15770	208 755-2058	RP56N05W176153A* in district ~~RP56N05W175760A~~
Randy Haynes		19 Lee Rd	208 437-0102	RP56N05W181001A in district
Ralph Helz		473 Freeman Lake Rd, Oldtown ID	(650) 714-3763	~~RP56N05W178560A~~ ~~RP56N05W178710A~~ ~~RP56N05W178554A~~ ~~RP56N05W202405A~~ RP56N05W202405A

PETITION FOR ANNEXATION

We, the below signed property owners, petition the West Pend Oreille Fire District Board of Commissioners to annex the attached listed contiguous territory within Bonner County into the existing West Pend Oreille Fire District as per Idaho Code 31-1411.

The annexation is to provide us with the same level of services as those within the current West Pend Oreille Fire District, to request the Bonner County Commissioners to enter an Order of Annexation and to cause the same to be recorded so as to include the annexed property on the tax rolls of the Fire District.

Name (Printed)	Signature	Mailing Address	Phone	Parcel Number
SARAH NOBLE	Sarah Noble	4322 FREEMAN LAKE RD	(509) 671-6883	RP031010000030A
PAUL HERBERT	P. Herbert	4182 FREEMAN LAKE RD	208-946-8998	RP56N06W126600A
SARAH NOBLE	Sarah Noble	4322 FREEMAN LAKE RD	(509) 671-6883	RP031070700002 0A
Sarah Noble				
Greg Winston	Greg Winston	4541 Freeman Lake Rd. 83822	425) 231-5845	RP56N06W124050A
Dubrix & Brenda Johnston	Brenda Johnston	4454 Freeman Lake Road	509-590-7825	RP031070000010A
CRISTIE SHINDELAR	Cristie Shindelar	4047 Freeman Lk Rd	208-651-2369	RP56N06W127810A RP56N06W127840A RP56N06W127950A
Jeremy Oscarson	Jeremy Oscarson	3506 Freeman Lk Rd.	208-659-3325	RP56N06W129500A
Russell J Sfrandrigo		PO Box 1914 1337 Silcia Lane Dieltown, ID 83822	208-610-8464	RP56N05W064601A RP56N05W063651A RP56N05W066601A
ERIC OSCARSON		3958 Freeman Lake	509-671-6402	RP56N06W128460A
JEFF MULLEN	Jeff Mullen	3635 FREEMAN LK. Rd	(208) 290-7980	RP56N06W120002A
Gabin Mayer		3927 FREEMAN LK Rd	253-202-6666	RP56N06W127804A
Samantha Hall		Mailing: P.O BOX 1589 Newport WA 99156 ~~PO BOX~~ 4571 Freeman Lake Rd	509-919-8893	RP56N06W123750A

(Fiance of Marilyn Carl Wilson - OK for her to sign)

PETITION FOR ANNEXATION

We, the below signed property owners, petition the West Pend Oreille Fire District Board of Commissioners to annex the attached listed contiguous territory within Bonner County into the existing West Pend Oreille Fire District as per Idaho Code 31-1411.

The annexation is to provide us with the same level of services as those within the current West Pend Oreille Fire District, to request the Bonner County Commissioners to enter an Order of Annexation and to cause the same to be recorded so as to include the annexed property on the tax rolls of the Fire District.

Name (Printed)	Signature	Mailing Address	Phone	Parcel Number
Cindy Bedeaux	Cindy Bedeaux	40558 Freeman Lake Rd Oldtown		RP56N06W128547A
Frank Luiz	Frank Luiz	4237 Freeman Lake Rd Oldtown	208-255-8841 209-840-2286	RP56N06W124555A
Connie Oscarson		4222 Freeman Lake Rd Oldtown	208 437 0361	RP56N06W126000A
Oscar R. Oscarson		4220 Freeman Lk Rd. Oldtown	208 290 8441	RP56N06W128405A - RP56N06W126750A
(Lymette Aldridge)		249 Taycam Way	208 691-1186	RP56N05W187353A
Alvin D. Whitehouse	Alvin Whitehouse	1235 Silica Lane Oldtown	208-437-2158	RP56N05W065840A
ERIC S Cunningham		P.O. Box 1205 Newport, WA	714-6116-7337	RP56N06W019050A
Eric Cunningham		P.O. Box 1205 Newport, WA	714-6116-7337	RP56N06W120600A
none *		P.O. Box 1205 Newport WA	714-6116-7337	
John Campbell	John Campbell	P.O. Box 1514 Oldtown, ID	208-946-9122	RP56N06W014801A RP56N06W014951A
	Tim Dawe	1506 Rockefeller Ave Everett WA	98201	RP56N06W123000A
Richard Lustig		364 E Lincoln Ave Priest River	208-691-7901	RP56N05W187202A

(4)

PETITION FOR ANNEXATION

We, the below signed property owners, petition the West Pend Oreille Fire District Board of Commissioners to annex the attached listed contiguous territory within Bonner County into the existing West Pend Oreille Fire District as per Idaho Code 31-1411.

The annexation is to provide us with the same level of services as those within the current West Pend Oreille Fire District, to request the Bonner County Commissioners to enter an Order of Annexation and to cause the same to be recorded so as to include the annexed property on the tax rolls of the Fire District.

Name (Printed)	Signature	Mailing Address	Phone	Parcel Number
*SARAH NOBLE	Sarah Noble	4322 FREEMAN LAKE RD	(509)671-6883	RP03101000020A
* pg 3 * PAUL HERBERT	P Herbert	4182 FREEMAN LAKE RD	208.946.8498	RP56N06W126600A
*SARAH NOBLE	Sarah Noble	4254 S1 ~~4322~~ FREEMAN LAKE RD	(509)671-6883	RP03101000030A
TONY LEWIS	Tony Lewis	4235 FREEMAN LAKE RD	208 290-1504	RP03101000010A RP03101000020A
2x Greg Winston	Greg Winston	4541 Freeman Lk. Rd.	425)231-5845	RP56N06W124050A
Dawn Winston	Dawn Winston	4541 Freeman Lk Rd	425)231-5846	MH56N06W124050A } 2 times
Muriel Oakes	[illegible]	362 Langille Canyon Rd	509 432 2273	RP56N06W130750A
				RP03109000010A
				RP56N06W132405A
				RP56N06W131590A

STATE OF IDAHO
SS
Bonner County

I, Susan Easley, being first duly sworn, say: That I am a resident of the state of Idaho and at least eighteen (18) years old; that every person who signed this page (these pages) of the foregoing petition signed his or her name thereto in my presence; I believe that each has stated his or her name, mailing address and residence correctly.

Signed Susan Easley

Mailing Address P.O. Box 1241
Priest River, ID 83856

Subscribed and sworn to before me this 6 day of July, ~~2010.~~ 2020

Signed Lynda Ayers

(Notary Seal)

LYNDA AYERS
NOTARY PUBLIC
Commission # 59440
My Commission Expires Apr 5, 2024
STATE OF IDAHO

Notary Public
Residing at Priest River
IDAHO

My commission expires on 04-05-2024

STATE OF ~~IDAHO~~ Washington
SS
Bonner County

I, SARAH MW NOBLE, being first duly sworn, say: That I am a resident of the state of Idaho and at least eighteen (18) years old; that every person who signed this page (these pages) of the foregoing petition signed his or her name thereto in my presence; I believe that each has stated his or her name, mailing address and residence correctly.

Signed [signature]

Mailing Address 4322 FREEMAN LAKE RD
OLDTOWN, ID 83822

Subscribed and sworn to before me this 29 day of June, ~~2010.~~ 2020

Signed [signature]

(Notary Seal)

Notary Public
State of WASHINGTON
SARA SWETT
COMM. NO. 205147
MY COMMISSION EXPIRES
12/13/2022

Notary Public
Residing at Newport

My commission expires on 12/13/2022

STATE OF IDAHO
SS
Bonner County

I, Brenda Johnston, being first duly sworn, say: That I am a resident of the state of Idaho and at least eighteen (18) years old; that every person who signed this page (these pages) of the foregoing petition signed his or her name thereto in my presence; I believe that each has stated his or her name, mailing address and residence correctly.

Signed Brenda Johnston

Mailing Address P.O. BOX 746 Newport, WA 99156

Subscribed and sworn to before me this 6th day of July ~~2010~~. 2020

Signed

(Notary Seal)

STATE OF WASHINGTON
KATHRYN FAZENDIN
NOTARY PUBLIC
APPOINTMENT EXPIRES NOVEMBER 09, 2023
Commission Expires 2023

Notary Public
Residing at Newport, WA

My commission expires on 11/9/2023

RESOLUTION AND ORDER APPROVING PETITION FOR ANNEXATION

(IDAHO CODE TITLE 31, CHAPTER 14)

(FREEMAN LAKE AREA ANNEXATION)

WHEREAS, pursuant to a special meeting and hearing pursuant to notice, called to order on February 2, 2021, for the purpose of annexation of the Freeman Lake Area Annexation, and,

WHEREAS, it appears in the best interest of the West Pend Oreille Fire District and the parties petitioning for inclusion therein, that annexation be sought, and,

WHEREAS, pursuant to the meeting and hearing held for the purposes of considering the same there being no opposition and upon unanimous approval of the Commissioners,

BE IT RESOLVED AND ORDERED, that the members of the Board are authorized and directed and may delegate the execution and submission of a petition for the annexation into the West Pend Oreille Fire District of that property commonly referred to by the District as "The Freeman Lake Area" pursuant to the attached legal description and maps;

BE IT FURTHER RESOLVED AND ORDERED, that the Commissioners and their delegates shall take all steps necessary to comply with a submission for annexation pursuant to Idaho Code Title 31, Chapter 25.

PASSED AND ADOPTED at a special meeting by unanimous approval, February 2, 2021.

ATTEST:

Judy Kokanos

Judy Kokanos, Secretary

Jerry Walter Chair

D. C. Larsen

John Tilley

West Pend Oreille Fire District

P O Box 1267

Priest River, ID 83856

Resolution and Order regarding West Pend Oreille Fire District Annexation

This matter, having come before the Board of Commissioners of the West Pend Oreille Fire District for public hearing on February 2, 2021, with regard to the annexation into the district of the following properties in the Priest River area of Bonner County, Idaho:

SEE ATTACHED PARCEL NUMBERS SHEET

The board having asked for testimony for and against said requested annexation and having considered then request in light of the needs and ability to provide services of the District, the Board orders as follows pursuant to Idaho Code 31-1411:

1. It is in the best interest of the West Pend Oreille Fire District to approve the annexation;
2. It is in the best interest of the property owners in the area of the proposed annexation to approve said annexation;
3. No opposition was voiced regarding the proposed annexation, either in writing or at the public hearing;
4. Therefore, the Board of Commissioners of the West Pend Oreille Fire District hereby approve the request for annexation and order said annexation;
5. The accurate legal description of the annexed properties are included with this order.

Dated this 2nd day of February, 2021

Judy Kokanos

Judy Kokanos

Secretary-Treasurer

West Pend Oreille Fire District

WEST PEND OREILLE FIRE DISTRICT

MINUTES

Special meeting called to order on 2/2/2021, at 6:30 P.M. for

Annexation of Freeman Lake Addition.

Attending were: Chief Jamie Painton, Les Kokanos, Terry Watts, Larry Larsen, John Tilley, Bill Davis and Judy Kokanos.

Is there any person present who wishes to express support or opposition is invited to come forward. Persons attending from the proposed annexation are: Manny Mairs, Jaclin Mairs, Paul Herbert, Brenda Johnson and Darrin Johnson. All were in support of the annexation.

There were no other persons present to express their views on the annexation.

Larry Larsen, Commissioner, made a motion that we make an order to approve the annexation as described in the map. John Tilley, Commissioner, Seconded the motion It was anonymously approved.

The special meeting was closed at 6:50 P.M.

Respectively submitted,

Judy Kokanos

Judy Kokanos

Secretary-Treasurer

West Pend Oreille Fire District

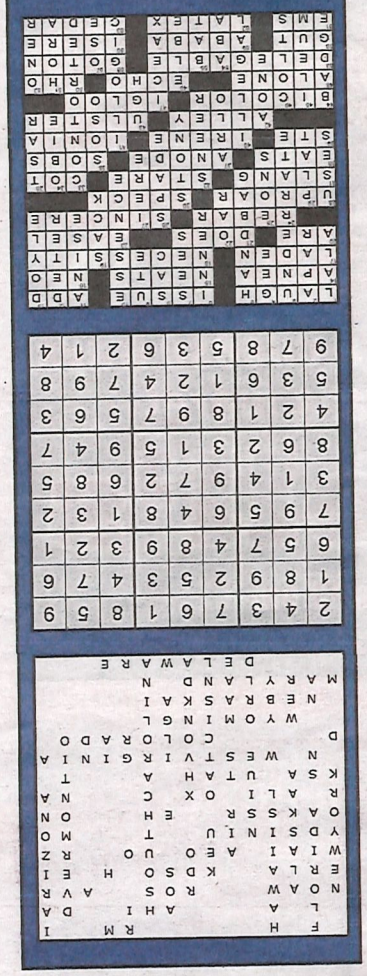
PO Box 1267

Priest River, ID 83856

Wpofd1@gmail.com

Puzzle Answers

From page 7



Classifieds

Deadline: Monday at 10 a.m.
Just 20 cents a word.
Call 208-448-1949 or email tivie@rivervalleybeacon.com

For Rent

Shop for rent in Priest River. 36x48. 12 foot overhead door. $550. Call John at 208-610-5051.

Help Wanted

The Newport School District is accepting online applications for the following positions: NHS head track coach and NHS asst. track coach. For additional information, go to www.newport.wednet.edu. "Departments-Employment." Equal Opportunity Employer.

THE CLUB TOTAL BALANCE FITNESS

Personal training position at The Club - Total Balance Fitness. Please see our website theclubtbf.com for description & application or pick-up application at 328 W. Fourth St., Newport, Wash. M-F 9 a.m.-6 p.m.

Public Notices

NOTICE TO CREDITORS IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF BONNER, MAGISTRATE DIVISION. In the Matter of the Estate of DONALD ALBRECHT, deceased, Case No. CV09-20-1631. NOTICE IS HEREBY GIVEN that TRICIA L. McKEE has been appointed Personal Representative for the Estate of Donald Albrecht. All persons having claims against the decedent or his estate are required to present their claims within four (4) months after the date of the first publication of this notice or said claims will be forever barred. Claims must be presented to the undersigned at the address indicated, and filed with the Clerk of Court. DATED this 26th day of January, 2021. /s/ Sean P. Smith, LAW OFFICE OF SEAN P. SMITH, Attorney for Personal Representative, 37 Highway 57, Priest River, ID 83856 (208) 448-1234.

Published in The River Valley Beacon, Feb. 2, 9, & 16, 2021

NOTICE OF ANNEXATION FREEMAN LAKE AREA

SPECIAL MEETING Tuesday February 2, 2021 at 6:30 p.m. West Pend Oreille Fire Hall, 61 Airfield Way, Priest River, Idaho Parcels are in Sections 4-20, Township 55-56 Range 4-5-6WBM

Published in The River Valley Beacon, Feb. 2, 2021

Gmail

Claire May <claire.may@bonnercountyid.gov>

Fwd: [EXT SENDER] Re: [EXT SENDER] Fwd: Annexation Freeman Lake Area

Jessi Webster <jessi.webster@bonnercountyid.gov> Fri, Mar 19, 2021 at 9:43 AM
To: Claire May <claire.may@bonnercountyid.gov>

Jessi Webster
Bonner County Commissioner's Office
Business Operations Manager/Deputy Clerk
Bonner County Public Information Officer
1500 HWY 2, Suite 308
Sandpoint, ID 83864
208-265-1438
jessi.webster@bonnercountyid.gov

cid:image001.jpg@01CEEB5B.0D19F7C0

---------- Forwarded message ---------
From: **Wpfd District 1** <wpofd1@gmail.com>
Date: Fri, Feb 26, 2021 at 12:38 PM
Subject: [EXT SENDER] Annexation Freeman Lake Area
To: <dsmith@stimsonlumber.com>
Cc: Jessi Webster <jessi.webster@bonnercountyid.gov>

Good morning Doug.

This is to let you know that West Pend Oreille Fire District is in the process of annexing in a large area which we are calling the Freeman Lake Annexation. Because we cannot have islands of land in the district we must include some Stimson properties. Since there are no structures on these parcels there will be no fire district tax to pay as we only tax structures in our district. The parcels we are including are:
RP56NO6W1300A, RP56N05W074100A, RP56N0W072402S and RP56N05W175402A.
Regards,

Judy Kokanos
Secretary-Treasurer-Clerk
West Pend Oreille Fire District

noname
8K

West Pend oreille Fire District

Page 1

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W070001A**
Site Address:	
	ID 83822
Owner:	Lee Family Ranch LLC
	225 Lee Rd
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 05W / 07
Parcel Size:	160.00 Acres (6,969,600 SqFt)
Lot Dimensions:	
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	741757 G
Total Land Value:	$66,190.00
Total Impr Value:	$0.00
Total Value:	$66,190.00

Tax Information

Tax Year	Annual Tax
2019	$492.88
2018	$520.58
2017	$526.96

Legal

7-56N-5W NE

Land

Land Use:	106 - Productivity forest land	Zoning:	Agricultural/Forestry 20
Land Categories:	6	Building Categories:	
Recreation:		School District:	83 - Bonner School

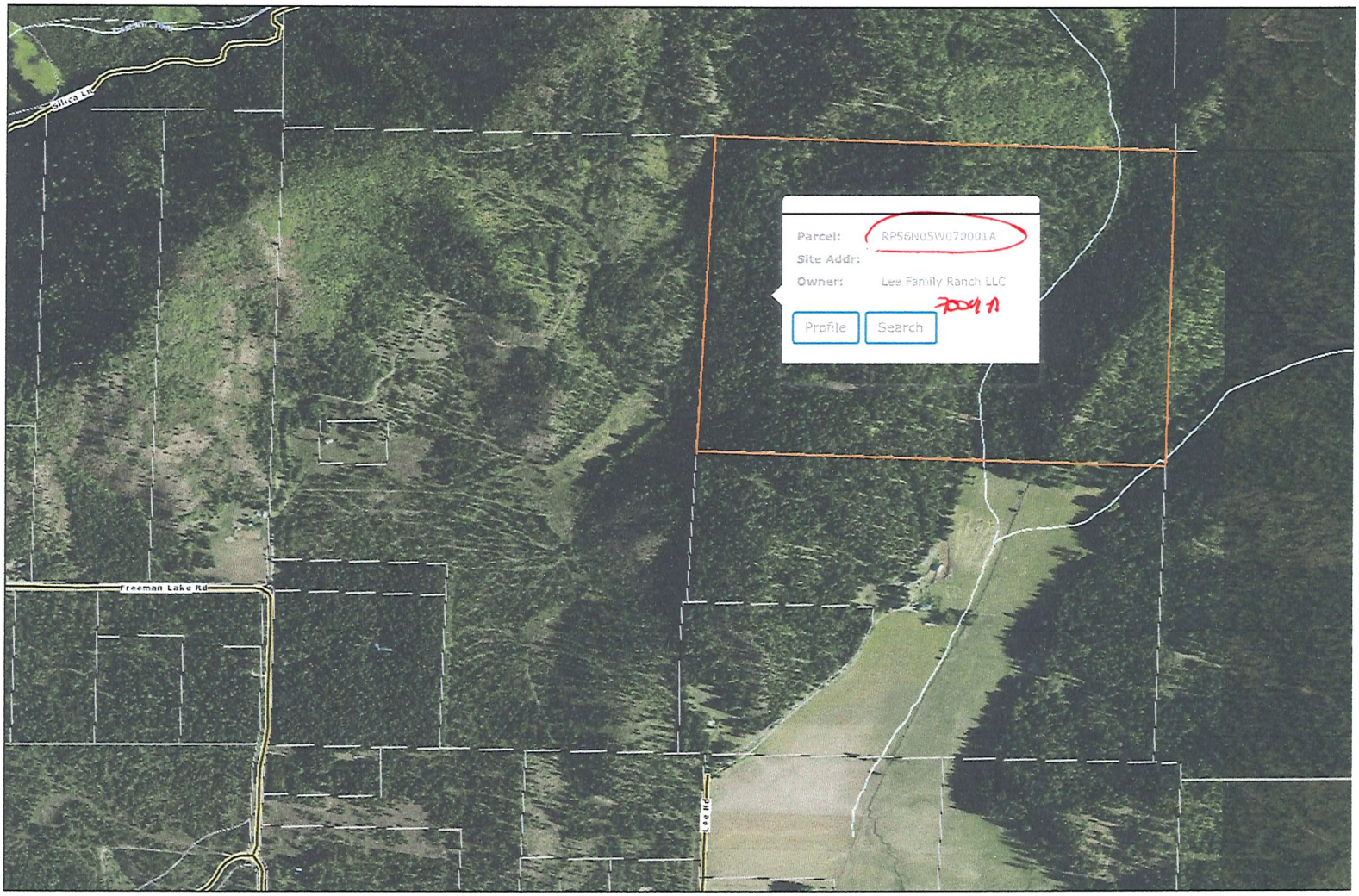
Assessor Categories

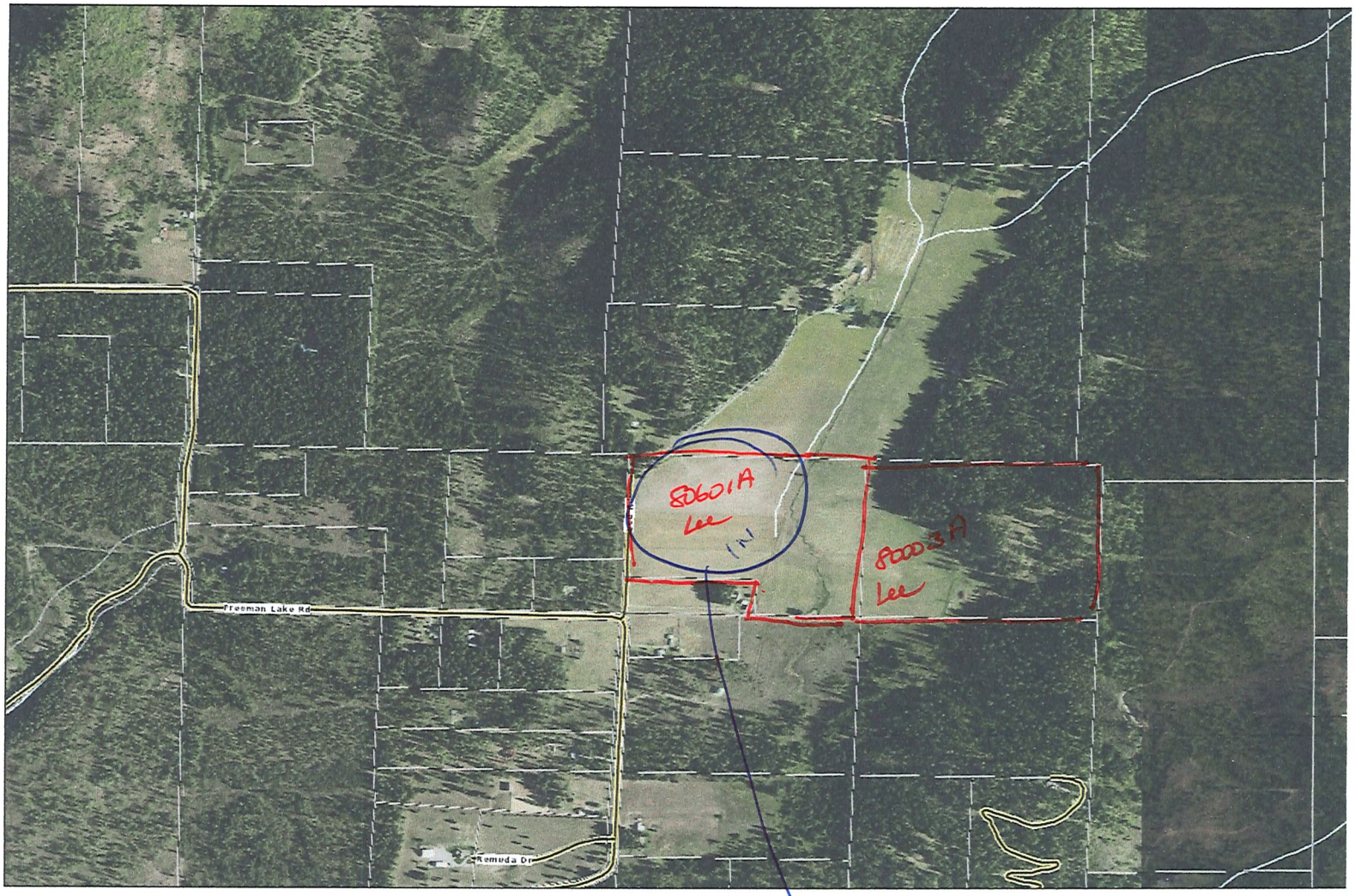
Category	Quantity	Value	Exemption
6	160	$66,190.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

GD 741757


Silica Ln
Parcel: RP56N05W070001A
Site Addr:
Owner: Lee Family Ranch LLC
7004 A
Profile
Search
Freeman Lake Rd
Lee Rd



GD 741759

80601A is
already in district per map

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W180003A**
Site Address:	
	ID 83822
Owner:	Lee Family Ranch LLC
	225 Lee Rd
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 05W / 18
Parcel Size:	40.00 Acres (1,742,400 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	741757 G
Total Land Value:	$28,761.00
Total Impr Value:	$0.00
Total Value:	$28,761.00

Tax Information

Tax Year	Annual Tax
2019	$192.44
2018	$209.92
2017	$216.88

Legal

18-56N-5W NENE

Land

Land Use:	106 - Productivity forest land	Zoning:	Rural 5
Land Categories:	3;6	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
3	16.5	$15,609.00	$0.00
6	23.5	$13,152.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

GD 741757

After Recording, Return to:
Charlton Mills, Attorney
Post Office Box 814
Sandpoint, ID 83864
(208) 263-8755

Recorder's Space

741757

FILED BY C. Mills
2007 NOV 28 P 4: 38
MARIE SCOTT
BONNER COUNTY RECORDER
DEPUTY

GRANT DEED

Pursuant to Idaho Code Section 53-626 and Section 721 of the Internal Revenue Code of 1986, Richard W. Lee and Irene H. Lee, husband and wife, do hereby grant and convey to Lee Family Ranch, L.L.C., an Idaho limited liability company, the current address for which LLC is 225 Lee Road, Oldtown, ID 83822, the following described real property, to wit:

The North East Quarter of Section 7, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, and

The North Half of the Northeast Quarter Section 18, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, LESS that portion thereof described as follows:

Beginning at the Southwest corner of the North Half of the Northeast Quarter of said Section 18, thence East 740 feet, thence North 300 feet, thence West 740 feet, thence South 300 feet more or less, to the place of beginning,

Together with all appurtenances.

Dated 11/5/07, 2007.

Richard W Lee
Richard W. Lee

Irene H. Lee
Irene H. Lee

STATE OF IDAHO)
County of Bonner) ss

On 11/5, 2007, before me, the undersigned Notary Public for Idaho, personally appeared Richard W. Lee and Irene H. Lee, husband and wife, known to me to be persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Linda Kingery
Notary Public for Idaho
Residing at Priest River
Comm Exp 7-9-10

LINDA KINGERY NOTARY PUBLIC STATE OF IDAHO

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W180601A**
Site Address:	
	ID 83822
Owner:	Lee Family Ranch LLC
	225 Lee Rd
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 05W / 18
Parcel Size:	34.90 Acres (1,520,418 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	950000 / 0.0062
Deeds:	741757 G
Total Land Value:	$32,442.00
Total Impr Value:	$0.00
Total Value:	$32,442.00

Tax Information

Tax Year	Annual Tax
2019	$209.04
2018	$233.34
2017	$245.30

Legal

18-56N-5W NWNE LESS TAX 12

Land

Land Use:	103 - Non-irrigated agri land	Zoning:	Rural 5
Land Categories:	3;19	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
3	34.294	$32,442.00	$0.00
19	0.61	$0.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W077202A**
Site Address:	225 Lee Rd Oldtown ID 83822 - 8500
Owner:	Lee Family Ltd Co 225 Lee Rd Oldtown ID 83822 - 8500
Twn/Range/Section:	56N / 05W / 07
Parcel Size:	127.83 Acres (5,568,275 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	E482687,98-180,93-533,540732 G,516251 GD
Total Land Value:	$159,612.00
Total Impr Value:	$321,880.00
Total Value:	$481,492.00

Tax Information

Tax Year	Annual Tax
2019	$1,609.34
2018	$1,481.56
2017	$2,050.30

Legal

7-56N-5W SE LESS SWSE W OF RD AS OF 7-1-71

Land

Land Use:	131 - Land-ag/timb w/resid Imp	Zoning:	Agricultural/Forestry 20
Land Categories:	3;6;10	Building Categories:	19 - 1.5 Story w/basement
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
3	60.07	$62,979.00	$0.00
6	65.76	$39,456.00	$0.00
10	2	$57,177.00	$28,589.00
31		$278,005.00	$124,355.00
32		$43,875.00	$0.00

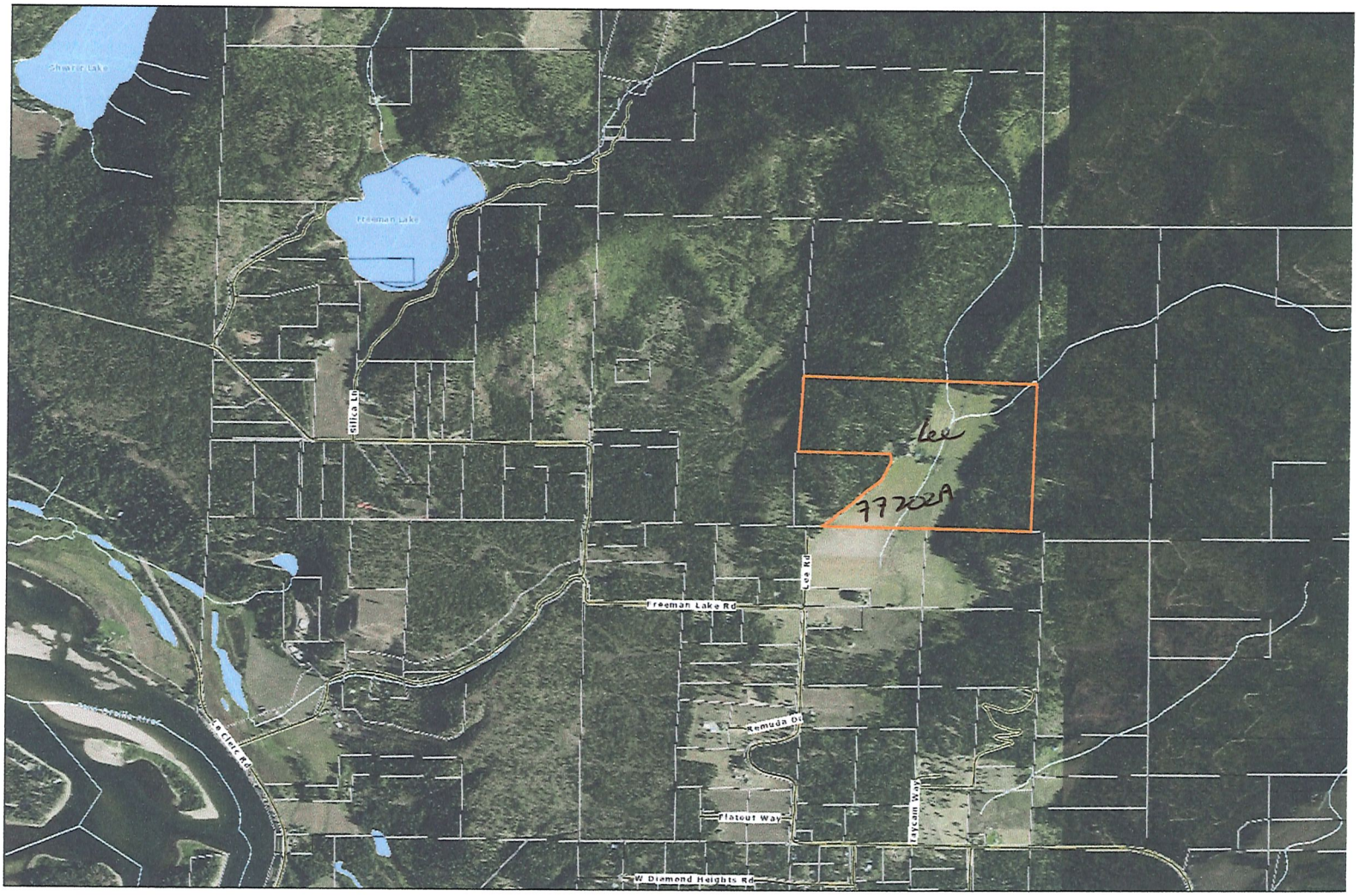
Improvement

Year Built:	1921 (1990)	Bathrooms:	2	Finished Sq Ft:	4,384
Stories:	1.5	Bedrooms:	3	Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	2	Foundation:	

GD 516251

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
LEANTO	1921	1921	116	
POLEBLDG	1965	1965	420	
MACHINE	1965	1965	608	
LEANTO	1965	1965	612	
QUONSET	1965	1965	960	
MACHINE	1965	1965	1,008	
LEANTO	1980	1980	1,180	
HAYCOVER	1980	1980	1,475	
FLATBARN	1965	1965	1,785	


Shearer Lake
Freeman Lake
Ollie Ln
Lee
77202A
Lee Rd
Freeman Lake Rd
Bermuda Dr
La Clede Rd
Flatout Way
Taycam Way
W Diamond Heights Rd

ORIGINAL 516251

GIFT DEED

Grantors, Richard W. Lee and Irene H. Lee, husband and wife, in consideration of love and affection, do hereby Gift, Grant and Convey the following interests in the real property described below:

An undivided 1/8th interest to their son, Russell A. Lee, a single man;

An undivided 1/16th interest to their daughter, Susan Ann Nagel, a single woman; and

An undivided 1/16th interest to their friend, George C. Haskell, a single man.

Grantees' address: 225 Lee Road, Oldtown, ID 83822.

The subject real property, being Bonner County Assessor's Parcel RP56N05W077201A, is described as the Southeast Quarter in Section 7, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, LESS that portion thereof in the Southwest Quarter of said Southeast Quarter lying West of the road as of July 1, 1971;

Together with all appurtenances.

Dated this 19 day of December, 1997.

Richard W. Lee

Richard W. Lee

Irene H. Lee

Irene H. Lee

516251

STATE OF IDAHO)

County of Bonner) ss

On this 18th day of December, 1997, before me, the undersigned notary public for Idaho, personally appeared Richard W. Lee and Irene H. Lee, husband and wife, known to me to be the persons who executed the within instrument, and acknowledged to me that they executed the same.

Barbara Walker

Notary Public for Idaho
Residing at Sandpoint

giftdeed.wps

My Commission Expires: 1/9/2001

BARBARA L. WALKER
NOTARY PUBLIC
STATE OF IDAHO

FILED BY
DEC 19 P 12: 14
CARRIE SCOTT
BONNER COUNTY RECORDER
DEPUTY

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W075840A**
Site Address:	Freeman Lk Rd
	Oldtown ID 83822
Owner:	Easley, David A & Susan A
	PO Box 1241
	Priest River ID 83856 -
Twn/Range/Section:	56N / 05W / 07
Parcel Size:	6.00 Acres (261,360 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	875313 QC,449313 QC,
Total Land Value:	$1,032.00
Total Impr Value:	$0.00
Total Value:	$1,032.00

Tax Information

Tax Year	Annual Tax
2019	$10.32
2018	$10.54
2017	$10.66

Legal

7-56N-5W S 266FT OF GOV LOT 3 CPWRS

Land

Land Use:	107 - Bare forest land	Zoning:	Agricultural/Forestry 20
Land Categories:	7	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	6	$1,032.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

QCD 87 5313

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W076300A**
Site Address:	3515 Freeman Lk Rd
	Oldtown ID 83822 - 9598
Owner:	Easley, David A & Susan A
	PO Box 1241
	Priest River ID 83856 - 9598
Twn/Range/Section:	56N / 05W / 07
Parcel Size:	28.45 Acres (1,239,282 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	875313 QC
Total Land Value:	$44,063.00
Total Impr Value:	$205,723.00
Total Value:	$249,786.00

Tax Information

Tax Year	Annual Tax
2019	$1,160.63
2018	$901.14
2017	$856.50

Legal

7-56N-5W GOV LOT 4 CPWRS

Land

Land Use:	131 - Land-ag/timb w/resid Imp	Zoning:	Agricultural/Forestry 20
Land Categories:	7;10;19	Building Categories:	12 - One Story w/ basement
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	26.82	$4,613.00	$0.00
10	1	$39,450.00	$16,892.00
19	0.63	$0.00	$0.00
31		$194,093.00	$83,108.00
32		$11,630.00	$0.00

Improvement

Year Built:	1980 (1993)	Bathrooms:	3	Finished Sq Ft:	2,195
Stories:	1	Bedrooms:	3	Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

QCD 875313

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	1985	1985	10	
SHED	1980	1980	144	
SHEDGP	1985	1985	576	
POLEBLDG	1985	1985	736	
POLEBLDG	1993	1993	1,152	

Instrument # 875313
BONNER COUNTY, SANDPOINT, IDAHO
6-22-2015 03:30:11 PM No. of Pages: 2
Recorded for : SUSAN EASLEY
MICHAEL W ROSEDALE Fee: 13.00
Ex-Officio Recorder Deputy CB
Index to: QUIT CLAIM DEED

Recording requested by: David A. Easley

When recorded, mail to:

Name: David & Susan Easley

Address: P.O. Box 1241

City/State/Zip: Priest River, ID 83856

Space above reserved for use by Recorder's Office

Document prepared by:

Name David Easley

Address 3515 Freeman Lake Rd.

City/State/Zip Oldtown, ID 83822

Property Tax Parcel/Account Number: RP 56N05W076300 A and RP 56N05W075840A

Quitclaim Deed

This Quitclaim Deed is made on 10 June 2015, between David A. Easley, Grantor, of 3515 Freeman Lake Road, City of Oldtown, State of Idaho, and David A and Susan A Easley*, Grantee, of 3515 Freeman Lake Road, City of Oldtown, State of Idaho.

* As community property with right of survivorship.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 3515 Freeman Lake Road, City of Oldtown, State of Idaho:

5 west, 56 North, Township 7, Gov't Lot 4 and south 266 feet of Gov't Lot 3

RP56N05W076300A and RP 56N05W075840A

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2015 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 6/10/15

Signature of Grantor

DAVID A. EASLEY
Name of Grantor

Kc Cornelis
Signature of Witness #1

Kc Cornelis
Printed Name of Witness #1

Deseray Seaver
Signature of Witness #2

Deseray Seaver
Printed Name of Witness #2

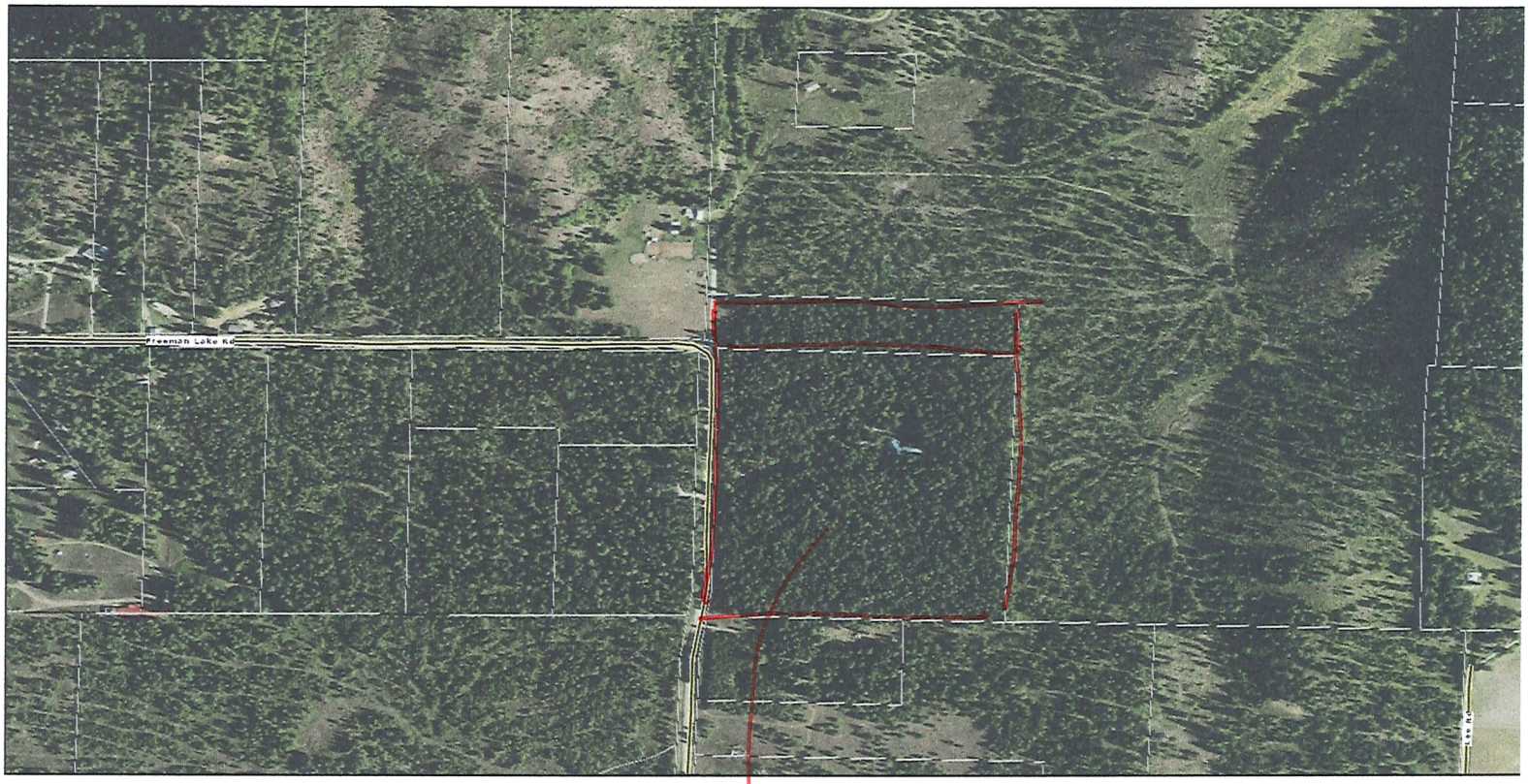
State of Washington County of Pend Oreille
On June 10, 2015, the Grantor, David A. Easley,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

DENISE M. STEWART
COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 3, 2017
STATE OF WASHINGTON

Notary Public,
In and for the County of Pend Oreille State of Washington
My commission expires: May 3, 2017

Send all tax statements to Grantee.



Eneley

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	LR56N05W200011A
Site Address:	612 Rocking Chair Ln
	Oldtown ID 83822 - 9508
Owner:	Snider, Brian J & Linda
	612 Rocking Chair Ln
	Oldtown ID 83822 - 9508
Twn/Range/Section:	56N / 05W / 20
Parcel Size:	0.00 Acres (0 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	
Levy:	250000 / 0.0054
Total Land Value:	$0.00
Total Impr Value:	$155,021.00
Total Value:	$155,021.00

Tax Information

Tax Year	Annual Tax
2019	$668.24
2018	$532.62
2017	$459.52

Legal

20-56N-5W BLDG ONLY

Land

Land Use:	550 - Res Imp on Leased Land	Zoning:	
Land Categories:		Building Categories:	11 - One Story
Recreation:		School District:	

Assessor Categories

Category	Quantity	Value	Exemption
50		$155,021.00	$76,646.00

Improvement

Year Built:	2003 (2006)	Bathrooms:	2	Finished Sq Ft:	1,856
Stories:	1	Bedrooms:	3	Heat:	Electric baseboard
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	2006	2006	60	
SHED	2006	2006	168	

QCD 84501

AFTER RECORDING MAIL TO:

Instrument # 845401
BONNER COUNTY, SANDPOINT, IDAHO
6-6-2013 12:55:29 No. of Pages: 1
Recorded for : MERLE E SNIDER
MARIE SCOTT Fee: 10.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

Space Above This Line for Recorder's Use Only

QUITCLAIM DEED

Date: June 6, 2013

For Value Received, Merle E. Snider Shirley A Snider, do(es) hereby convey, release, remise, and forever quit claim unto Snider Family Trust whose address is 700 Rocking Chair Lane Sandpoint ID 83825 herein after called the Grantee, the following described premises situated in Bonner County, Idaho, to-wit:

Parcel 2
the E ½ SE ¼ NE ¼ and E ½ NE ¼ NE ¼ in Section 20, Township 56 North, Range 5W, Boise Meridian, Bonner County, Idaho

together with its appurtenances.

Dated: June 6, 2013

Merle E Snider

Shirley A Snider

STATE OF ~~Idaho~~ Washington
COUNTY OF ~~Bonner~~ Pend Oreille ss

On this 6/6/13 before me, a Notary Public in and for said State, personally appeared Merle & Shirley Snider, 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.

AMANDA J KIRK
COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 11, 2016
STATE OF WASHINGTON

Amanda J Kirk
Notary Public of ~~Idaho~~ Washington
Residing at: Newport WA
Commission Expires: 9/11/16

THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED

BONNER COUNTY

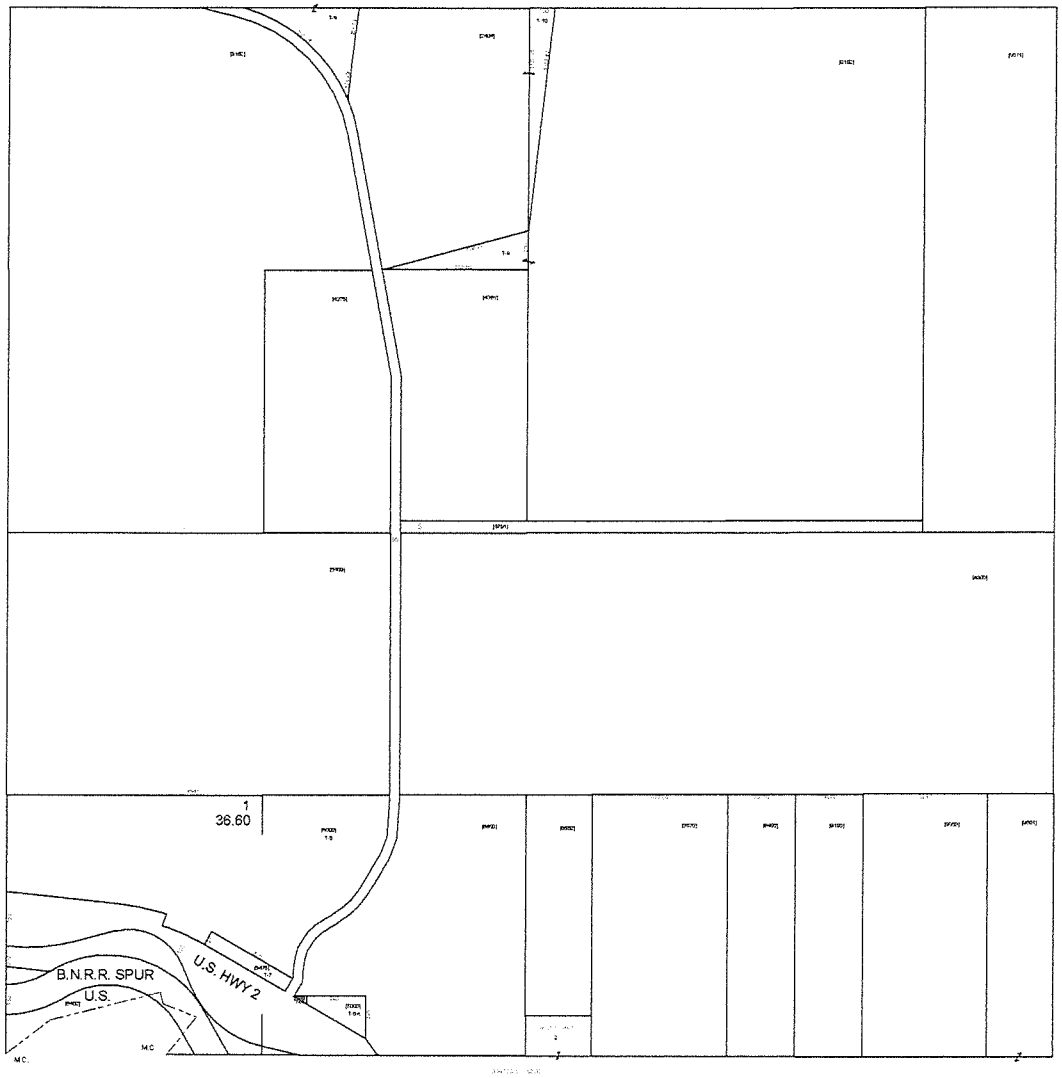
SCALE

R.W.S.

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

DATE DRAWN	DRAWN BY	R.W.S.
REVISION MADE	DATE	CHECK BY
ANNOTATION STANDARDIZATION	1/28/13	M.S.C.
SECTIONS: 10-12, 19-30	1/14/13	J.A.C.

T56N,R5W SEC.20



Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W200011A**
Site Address:	700 Rocking Chair Ln Oldtown ID 83822 - 9509
Owner:	Snider Family Trust 1361 NE Goldie St Unit #17 Oak Harbor WA 98277 - 9509
Twn/Range/Section:	56N / 05W / 20
Parcel Size:	40.00 Acres (87,120 SqFt)
Lot Dimensions:	
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	845401 QC
Total Land Value:	$83,760.00
Total Impr Value:	$168,036.00
Total Value:	$251,796.00

Tax Information

Tax Year	Annual Tax
2019	$544.00
2018	$560.36
2017	$756.18

Legal

20-56N-5W E2E2NE 1973 ATCO 24 X 62 MH*

Land

Land Use:	131 - Land-ag/timb w/resid Imp	Zoning:	Rural 5
Land Categories:	4;7;10	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
4	20.83	$8,728.00	$0.00
7	16.17	$2,624.00	$0.00
10	3	$72,408.00	$19,725.00
31		$145,715.00	$72,858.00
32		$22,321.00	$0.00

Improvement

Year Built:	1970 (1994)	Bathrooms:	3	Finished Sq Ft:	2,040
Stories:	2	Bedrooms:	3	Heat:	Wall units
A/C:	Yes	Garage:		Roof:	Enamel steel - Gambrel
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:		Foundation:	

Other Improvements

Description	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	1970	1970	360	
SHEDGP	1970	1970	440	
LEANTO	1970	1970	480	
POLEBLDG	1970	1970	600	
POLEBLDG	1970	1970	1,247	
POLEBLDG	1970	1970	1,536	

AFTER RECORDING MAIL TO:

Instrument # 845401
BONNER COUNTY, SANDPOINT, IDAHO
6-6-2013 12:55:29 No. of Pages: 1
Recorded for : MERLE E SNIDER
MARIE SCOTT Fee: 10.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

Space Above This Line for Recorder's Use Only

QUITCLAIM DEED

Date: June 6, 2013

For Value Received, Merle E. Snider Shirley A Snider do(es) hereby convey, release, remise, and forever quit claim unto Snider Family Trust whose address is 700 Rocking Chair Lane OLD TOWN ID 83822 herein after called the Grantee, the following described premises situated in Bonner County, Idaho, to-wit:

Parcel 2
the E ½ SE ¼ NE ¼ and E ½ NE ¼ NE ¼ in Section 20, Township 56 North, Range 5W, Boise Meridian, Bonner County, Idaho

together with its appurtenances.

Dated: June 2, 2013

Merle Snider

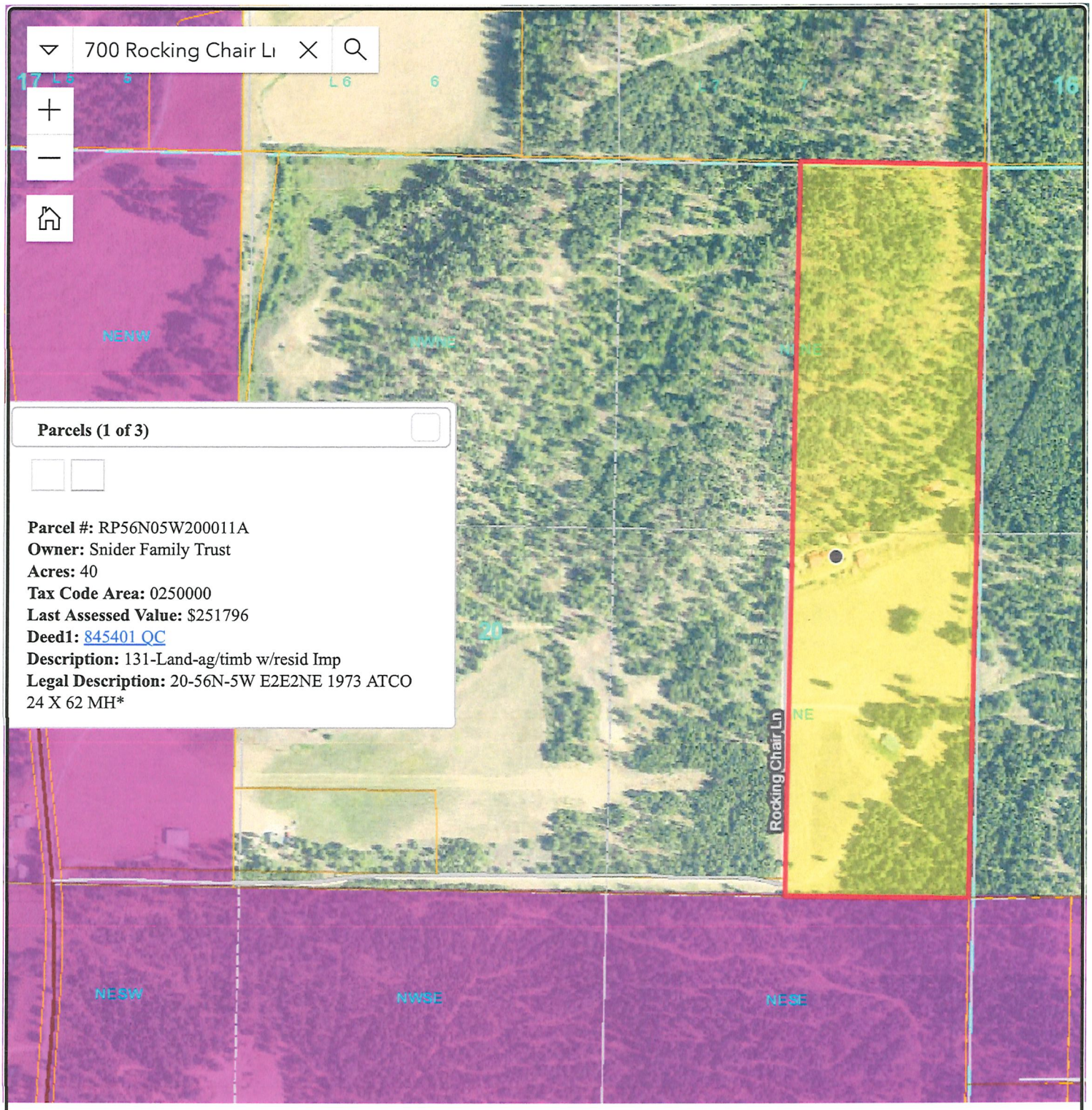
Shirley A Snider

STATE OF ~~Idaho~~ Washington
COUNTY OF ~~Bonner~~ Pend Oreille ss

On this 6/6/13 before me, a Notary Public in and for said State, personally appeared Merle & Shirley Snider, 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.

AMANDA J KIRK
COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 11, 2016
STATE OF WASHINGTON

Amanda J Kirk
Notary Public of ~~Idaho~~ Washington
Residing at: Newport WA
Commission Expires: 9/11/16



Parcels (1 of 3)

Parcel #: RP56N05W200011A
Owner: Snider Family Trust
Acres: 40
Tax Code Area: 0250000
Last Assessed Value: $251796
Deed1: 845401 QC
Description: 131-Land-ag/timb w/resid Imp
Legal Description: 20-56N-5W E2E2NE 1973 ATCO 24 X 62 MH*

1:9027

Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W214350A**
Site Address:	
	ID 83856
Owner:	Snider Trust
	1361 NE Goldie St Unit #17
	Oak Harbor WA 98277 -
Twn/Range/Section:	56N / 05W / 21
Parcel Size:	160.00 Acres (6,969,600 SqFt)
Lot Dimensions:	
Plat/Subdivision:	
Census Tract/Block:	950500 / 3033
Levy:	250000 / 0.0054
Deeds:	837592 QC,386547 WD,
Total Land Value:	$27,520.00
Total Impr Value:	$0.00
Total Value:	$27,520.00

Tax Information

Tax Year	Annual Tax
2019	$273.44
2018	$281.98
2017	$285.08

Legal

21-56N-5W NW

Land

Land Use:	107 - Bare forest land	Zoning:	Rural 5
Land Categories:	7	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	160	$27,520.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Instrument # 837592
BONNER COUNTY, SANDPOINT, IDAHO
12-28-2012 01:49:30 No. of Pages: 1
Recorded for : SLATE & JONES
MARIE SCOTT Fee: 10.00
Ex-Officio Recorder Deputy CB
Index to: QUIT CLAIM DEED

SLATE AND JONES LAW FIRM, PC
RURAL LAW CENTER

When Recorded Please Return To:
Slate and Jones Rural Law Center
Peter Jones, ISB 7201
31 Franklin St.
Priest River, ID 83856

QUITCLAIM DEED

GRANTOR: MERLE AND SHIRLEY SNIDER
GRANTEE: Snider Family Trust 700 Rocking Chair Lane, Oldtown, ID 83822

State of Idaho)
)-ss.
County of Bonner)

Legal Description: The Northwest Quarter in Section 21, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho.

COME NOW Merle and Shirley Snider, Grantors, and do hereby GRANT unto the SNIDER FAMILY TRUST any and all interest they may have in the above-described property.

Merle Snider
Merle Snider

Shirley Snider
Shirley Snider

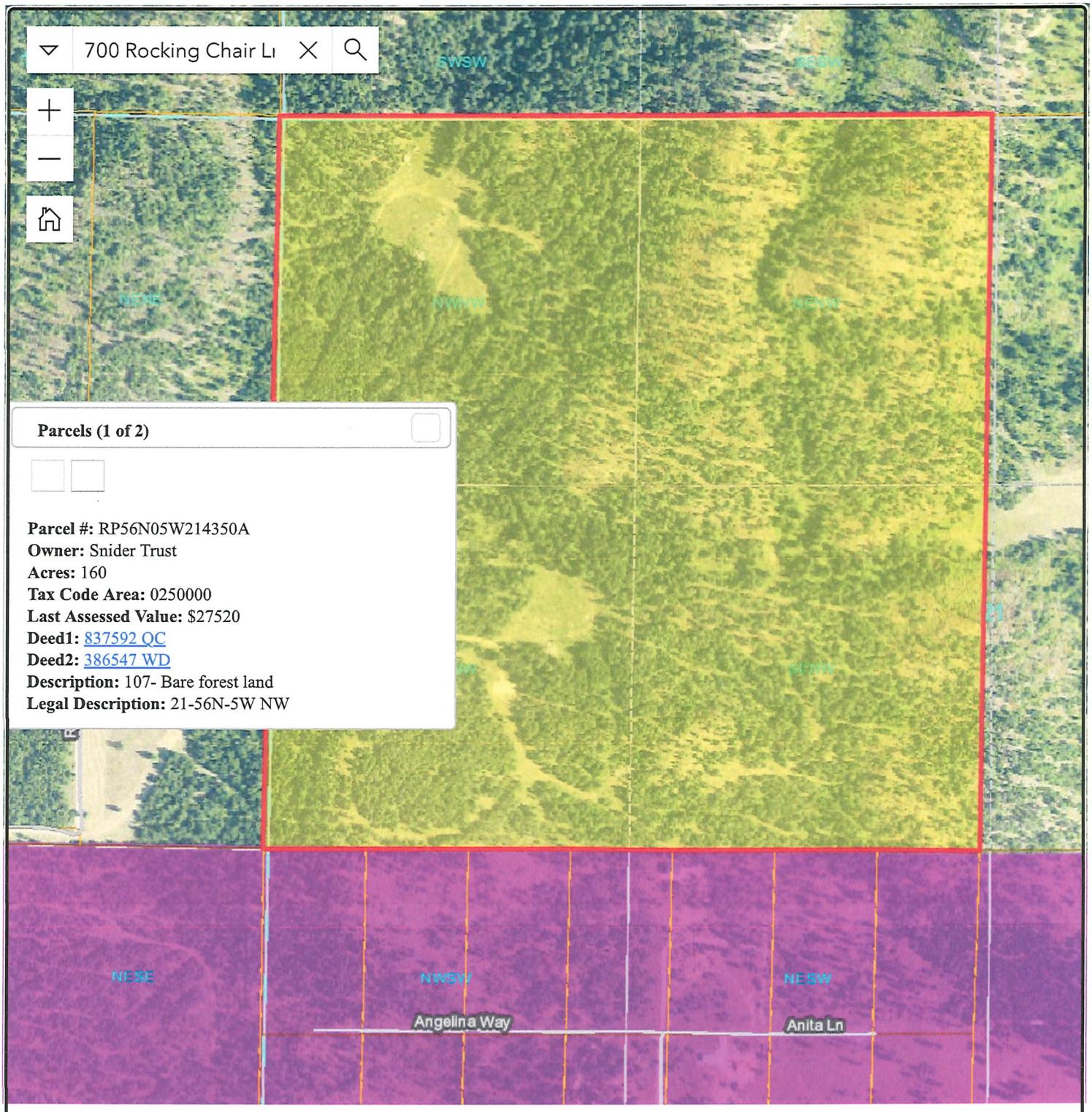
CAME BEFORE ME this 26 day of December, 2012, MERLE AND SHIRLEY SNIDER, and there and then did SUBSCRIBE AND SWEAR that the attached document was a true and correct to the best of their knowledge and belief.

ANGELICA DWYER
NOTARY
PUBLIC
STATE OF IDAHO

Notary Public
In and For the State of Idaho, County of Bonner
Commission Expires: 9/17/18

358 E. Birch St., Ste. # 201
Colville, Washington 99114
31 Franklin St
Priest River Idaho, 83856

Telephone: (509) 684-6332
Fax: (509) 684-3475
Telephone: (208)448-2626
Fax: (208)448-2099



Parcels (1 of 2)

Parcel #: RP56N05W214350A
Owner: Snider Trust
Acres: 160
Tax Code Area: 0250000
Last Assessed Value: $27520
Deed1: 837592 QC
Deed2: 386547 WD
Description: 107- Bare forest land
Legal Description: 21-56N-5W NW

1:9027

Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**MH56N06W12870AA**
Site Address:	4116 Freeman Lk Rd
	Oldtown ID 83822 - 9599
Owner:	Armont, Gregrey S Donnelly, William J
	PO Box 21772
	Mesa AZ 85277 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	0.00 Acres (0 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	
Levy:	250000 / 0.0054
Total Land Value:	$0.00
Total Impr Value:	$30,797.00
Total Value:	$30,797.00

Tax Information

Tax Year	Annual Tax
2019	$373.80
2018	$287.46
2017	$297.92

Legal

12-56N-6W 1975 COMMODORE 10 X 53

Land

Land Use:	546 - MH parcel on own ld not RP	Zoning:	
Land Categories:		Building Categories:	81 - MH 8-10-12 wide
Recreation:		School District:	

Assessor Categories

Category	Quantity	Value	Exemption
46		$1,980.00	$0.00
47		$28,817.00	$0.00

Improvement

Year Built:	1975 (2010)	Bathrooms:		Finished Sq Ft:	1,060
Stories:		Bedrooms:		Heat:	Undefined
A/C:	Yes	Garage:		Roof:	Aluminum sheet - Flat or Shed
Basement:		Carport:		Pool:	
Condition:	F	Fireplace:		Foundation:	

WD 527766

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
MISC	2010	2010		
ADDN	2010	2010		
LEANTO	2010	2010	352	
MHOME	1975	1975	530	424
MHOME	1975	1975	530	424

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W128700A**
Site Address:	4116 Freeman Lk Rd Oldtown ID 83822 - 9599
Owner:	Armont, Gregrey S Donnelly, William J PO Box 21772 Mesa AZ 85277 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	20.00 Acres (871,200 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3020
Levy:	250000 / 0.0054
Deeds:	827766 WD,545731 AC,544389 QC,516342 QC,490042 WD
Total Land Value:	$123,871.00
Total Impr Value:	$324,444.00
Total Value:	$448,315.00

Tax Information

Tax Year	Annual Tax
2019	$2,890.60
2018	$2,555.34
2017	$2,749.18

Legal

12-56N-6W TAX 15 1975 COMMODORE 10 X 53 MH JTWRS

Land

Land Use:	534 - Resid improv on cat 12	Zoning:	Rural 10
Land Categories:	12	Building Categories:	25 - Two Story
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	20	$123,871.00	$0.00
32		$79,742.00	$0.00
34		$244,702.00	$0.00

Improvement

Year Built:	1990 (1990)	Bathrooms:	2	Finished Sq Ft:	4,556
Stories:	2	Bedrooms:	4	Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	F	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
LEANTO	1990	1990	237	
LEANTO	1990	1990	288	
LEANTO	1990	1990	332	
LEANTO	1990	1990	360	
LEANTO	1990	1990	372	
LEANTO	1990	1990	600	
POLEBLDG	1990	1990	684	
POLEBLDG	1990	1990	840	
HAYCOVER	1990	1990	1,840	
POLEBLDG	1990	1990	3,600	
POLEBLDG	1990	1990	4,440	

armont

PLEASE RECORD & RETURN TO:
National Advantage Settlement SVC
329 Forest Grove Rd, Ste 201
Coraopolis, PA 15108

RECORDING REQUESTED BY:
Chicago Title Company
2220 Douglas Blvd Suite 170
Roseville, CA 95661
Escrow #76402210

~~**When Recorded Mail Document**~~
and Tax Statement
Gregrey S. Armont
William J. Donnelly
4116 Freeman Lake Road
Oldtown, ID 83822

Instrument # 827766
BONNER COUNTY, SANDPOINT, IDAHO
6-15-2012 11:57:05 No. of Pages: 3
Recorded for : NATIONAL ADVANTAGE
MARIE SCOTT Fee: 16.00
Ex-Officio Recorder Deputy
Index to: WARRANTY DEED

APN: RP 56N06W128700 A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FNTGAL-76402210

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR A VALUABLE CONSIDERATION, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GREG ARMONT, SINGLE**, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY to **GREGREY S. ARMONT, A SINGLE MAN AND WILLIAM J. DONNELLY, A SINGLE MAN, AS JOINT TENANTS**
, ("Grantee"), all right, title, interest and claim to the following real property in the County of **Bonner,** State of **Idaho** with the following legal description:

See Attached Exhibit "A"

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantees heirs, executors, administrators, sucoessors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

EXECUTED this day of May 26, 2012

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DATED: May 26, 2012

Gregrey S. Armont
Gregrey S. Armont

William J. Donnelly
William J. Donnelly

STATE OF IDAHO
COUNTY OF Bonner)
ON May 26, 2012 before me,
Donna J. Hollis, Notary Public
(here insert name and title of the officer), personally appeared Gregrey S. Armont and William J Donnelly,
personally known to me (or proved to me on the basis of satisfactory evidence) 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Donna J Hollis (Seal)
My Commission expires 03-25-2014

DONNA J. HOLLIS
NOTARY
PUBLIC
STATE OF IDAHO

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Bonner, STATE OF Idaho, AND IS DESCRIBED AS FOLLOWS:

A TRACT IN SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 89°55'30" WEST, 86.62 FEET ALONG SOUTH LINE OF SAID SECTION; THENCE NORTH 00°21'07" WEST, 1299.53 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN WARRANTY DEED RECORDED JUNE 14, 1995 AS INSTRUMENT NO. 303873, RECORDS OF BONNER COUNTY, IDAHO; THENCE SOUTH 29°02'20" EAST, 800.88 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN INSTRUMENT NO. 303873; THENCE NORTH 88°31'33" EAST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT AND EASTERLY EXTENSION THEREOF, 464.77 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID SECTION 12; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY MOBILE HOMES LOCATED UPON THE LAND.

Parcel ID: RP 56N06W128700 A

Commonly known as 4116 Freeman Lake Road, Oldtown, ID 83822
However, by showing this address no additional coverage is provided

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W200154A**
Site Address:	
	ID 83822
Owner:	Weaver, George C & Elin B
	615 Freeman Lk Rd
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 05W / 20
Parcel Size:	110.59 Acres (4,817,213 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	908590 QC,360867 D,
Total Land Value:	$102,464.00
Total Impr Value:	$614,540.00
Total Value:	$717,004.00

Tax Information

Tax Year	Annual Tax
2019	$4,274.92
2018	$3,600.10
0	$0.00

Legal

20-56N-5W TAX 11 WITHIN TCA 25 JTWRS

Land

Land Use:	131 - Land-ag/timb w/resid Imp
Land Categories:	3;4;6;10
Recreation:	
Zoning:	Rural 5
Building Categories:	26 - Two Story w/basement
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
3	16.938	$16,023.00	$0.00
4	14	$5,866.00	$0.00
6	78.65	$41,125.00	$0.00
10	1	$39,450.00	$6,256.00
31		$591,096.00	$93,744.00
32		$23,444.00	$0.00

Improvement

Year Built:	1970 (1997)	Bathrooms:	5	Finished Sq Ft:	3,687
Stories:	2	Bedrooms:	5	Heat:	Electric baseboard
A/C:	Yes	Garage:	Attached 1,080 SqFt	Roof:	Comp sh to 235# - Complex
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

QCD 908590

D 360867

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	1970	1970	80	
SHEDGP	1970	1970	168	
SHEDGP	1970	1970	240	
POLEBLDG	1970	1970	527	
POLEBLDG	1970	1970	744	
QUONSET	1970	1970	900	
ATTGAR	0	0	1,080	
POLEBLDG	1970	1970	2,000	
POLEBLDG	1970	1970	2,700	

Instrument # 908590
Bonner County, Sandpoint, Idaho
07/24/2017 01:55:28 PM No. of Pages: 3
Recorded for: ELIN WEAVER
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy ----------
Index to: QUIT CLAIM DEED

QUITCLAIM DEED

Quitclaim Deed

For value received, George C. Weaver and Elin B. Weaver, convey and quitclaim to George C. Weaver and Elin B. Weaver, husband and wife, as joint tenants, with right of survivorship, all right, title and interest in the following described real estate. This document is for the purpose of a boundary line adjustment.

See attached legal description

George C. Weaver

Elin B. Weaver

Dated 7/24/17

State of Washington, County of Pend Oreille
I certify that I know or have satisfactory evidence that George & Elin Weaver are the individuals who appeared before me, and that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
Dated 07/24/2017

D. Nichole Phillips
Notary Public for Washington

My commission expires 03/26/2019

Notary Public
State of Washington
D NICHOLE PHILLIPS
Appointment Expires 03-26-2019

LEGAL DESCRIPTION
GEORGE AND ELIN WEAVER BOUNDARY LINE ADJUSTMENT
131.77 ACRE PARCEL

A Tract of Land located in a portion of the North Half of Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows; Commencing at the Southwest corner of the Northeast Quarter of said Section 20; thence N0°04'59"W along the West line of said Northeast Quarter a distance of 60.00 feet to a point, said point being the True Point of Beginning; thence N89°46'59"W parallel to and 60.00 feet North of the South line of said North Half of Section 20 a distance of 598.66 feet to a point on the Easterly right of way of Freeman Lake Road, a County Road; thence N6°07'37"W along said right of way a distance of 1272.70 feet to an intersection with the South line of the N1/2-NW1/4 of said Section 20, said point being the Southwest corner of that parcel of land described in Warranty Deed Instrument number 759099, records of Bonner County, Idaho; thence N74°45'03"E along the South line of said parcel a distance of 759.09 feet to the Southeast corner of said parcel, said point being on the West line of said Northeast Quarter; thence N6°30'09"E along the East line of said parcel a distance of 1133.47 feet to a point on the North line of said Northeast Quarter, said point being S89°28'49"E a distance of 130.00 feet from the Northwest corner of said Northeast Quarter; Thence S89°28'49"E along said North line a distance of 1845.72 feet to the Northeast corner of the W1/2-NE1/4-NE1/4 of said Section 20; thence S0°04'23"E along the East line of said W1/2-NE1/4-NE1/4 and along the East line of the W1/2-SE1/4-NE1/4 a distance of 2584.26 feet to a point that is N0°04'23"W a distance of 60.00 feet from the Southeast corner of said W1/2-SE1/4-NE1/4; thence N89°46'59"W parallel to and 60.00 feet North of the South line of said Northeast Quarter of Section 20 a distance of 1247.91 feet; thence N0°04'35"W a distance of 300.00 feet; thence N89°46'59"W a distance of 727.30 feet to a point on the West line of said Northeast Quarter of Section 20; thence S0°04'59"E along said West line a distance of 300.00 feet to the True Point of Beginning.
Said Parcel contains approximately 131.77 acres.

PROFESSIONAL LAND SURVEYOR
REGISTERED
6107
7-7-11
STATE OF IDAHO
LANCE G MILLER

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W204353A**
Site Address:	Freeman Lk Rd Oldtown ID 83822
Owner:	Weaver, George C & Elin B 615 Freeman Lk Rd Oldtown ID 83822 -
Twn/Range/Section:	56N / 05W / 20
Parcel Size:	22.09 Acres (962,328 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	950000 / 0.0062
Deeds:	908590 QC,360867 D,
Total Land Value:	$56,824.00
Total Impr Value:	$182,437.00
Total Value:	$239,261.00

Tax Information

Tax Year	Annual Tax
2019	$1,828.32
2018	$1,979.56
0	$0.00

Legal

20-56-5W TAX 11 IN TCA 95 JTWRS

already in district

Land

Land Use:	131 - Land-ag/timb w/resid Imp
Land Categories:	3;6;10
Recreation:	
Zoning:	Rural 5
Building Categories:	11 - One Story
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
3	16.912	$15,999.00	$0.00
6	4.18	$1,375.00	$0.00
10	1	$39,450.00	$0.00
31		$182,437.00	$0.00

Improvement

Year Built:	2008 (2008)	Bathrooms:	1	Finished Sq Ft:	
Stories:		Bedrooms:	1	Heat:	Wall units
A/C:	Yes	Garage:	Attached 380 SqFt	Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
ATTGAR	0	0	380	

QCD 908591
D 360867

Instrument # 908591
Bonner County, Sandpoint, Idaho
07/24/2017 01:55:28 PM No. of Pages: 4
Recorded for: ELIN WEAVER
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

QUITCLAIM DEED

Quitclaim Deed

For value received, George C. Weaver and Elin B. Weaver, convey and quitclaim to Jeremiah L. Weaver, a married man, as his sole and separate property, all right, title and interest in the following described real estate. This document is for the purpose of a boundary line adjustment.

See attached legal description and easement

George C. Weaver

Elin B. Weaver

Dated 7/24/17

State of Washington, County of Pend Oreille
I certify that I know or have satisfactory evidence that George & Elin Weaver are the individuals who appeared before me, and that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
Dated 07/24/2017

D. Nichole Phillips
Notary Public for Washington

My commission expires 03/26/2019

Notary Public
State of Washington
D NICHOLE PHILLIPS
Appointment Expires 03-26-2019

LEGAL DESCRIPTION
GEORGE AND ELIN WEAVER
5 ACRE PARCEL - INGRESS, EGRESS AND UTILITY EASEMENT

An Easement for ingress, egress and utilities twenty feet in width located in a portion of the Northwest Quarter of Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows;
Commencing at the Southeast corner of said Northwest Quarter of Section 20; thence N0°04'59"W along the East line of said Northwest Quarter a distance of 60.00 feet to a point, said point being the True Point of Beginning; thence N89°46'59"W parallel to and 60.00 feet North of the South line of said Northwest Quarter a distance of 598.66 feet to a point on the Easterly right of way of Freeman Lake Road, a County Road; thence N6°07'37"W along said Easterly right of way a distance of 20.12 feet; thence leaving said right of way S89°46'59"E a distance of 600.78 feet to a point on said East line of the Northwest Quarter; thence S0°04'59"E along said East line a distance of 20.00 feet to the True Point of Beginning.

PROFESSIONAL LAND SURVEYOR
REGISTERED
6107
7-7-17
STATE OF IDAHO
LANCE G MILLER

LEGAL DESCRIPTION
GEORGE AND ELIN WEAVER BOUNDARY LINE ADJUSTMENT
5 ACRE PARCEL

A Tract of Land located in a portion of the Northeast Quarter of Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows; Commencing at the Southwest corner of said Northeast Quarter of Section 20; thence N0°04'59"W along the West line of said Northeast Quarter a distance of 60.00 feet to a point, said point being the True Point of Beginning; thence continuing N0°04'59"W along said West line a distance of 300.00 feet; thence S89°46'59"E parallel to the South line of said Northeast Quarter a distance of 727.30 feet; thence S0°04'35"E a distance of 300.00 feet ; thence N89°46'59"W parallel to and 60.00 feet North of said South line of the Northeast Quarter a distance of 727.27 feet to the True Point of Beginning.
Said Parcel contains 5.0 acres.

PROFESSIONAL LAND SURVEYOR
REGISTERED
6107
STATE OF IDAHO
LANCE G. MILLER

360867

DEED

THIS DEED, made by GEORGE J. LEE, as personal representative of the estate of CECIL J. LEE, deceased, and SANDRA J. SHERWIN, a married woman dealing with her sole and separate property, Grantors, to GEORGE C. WEAVER and ELIN B. WEAVER, husband and wife, Grantees, whose address is 4777 Chena Hot Springs Road, Fairbanks, Alaska 99712.

WHEREAS, George J. Lee is the qualified personal representative of said estate, filed as Probate Number 24914, in Bonner County, Idaho and such estate is owner of an undivided 3/4 interest in the property, and,

WHEREAS, Sandra J. Sherwin is owner of the other undivided 1/4 interest,

NOW THEREFORE, for valuable consideration received, Grantors sell and convey to Grantees the following described real property in Bonner County, Idaho:

> The W½E½NE¼, W½NE¼, and that portion of the SE¼NW¼ lying east of the county road, in Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho;
>
> EXCEPT the South 60 feet thereof.

Subject to:

1. General taxes for the year 1989, which are a lien, not yet due or payable.
2. Right of Way of public road, being a strip of land 100 feet wide and a strip of land 66 feet wide, as granted by Humbird Lumber Company to Bonner County, Idaho; filed April 5, 1929 and recorded in Book 47 of Deeds, Page 298, records of Bonner County, Idaho.
3. Real Estate Mortgage, dated (no date), executed by the Estate of Cecil J. Lee, c/o George J. Lee, Personal Representative, Mortgagor, to Sandra J. Sherwin, a married woman dealing with her sole and separate property, Mortgagee, to secure payment of $15,000 together with interest and any other

EXECUT

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obligations secured thereby; recorded May 4, 1987 as Instrument No. 334352, records of Bonner County, Idaho. (Includes Other Property)

EXECUTED this 29th day of April, 1989.

George J. Lee
George J. Lee, Personal Representative of the estate of Cecil J. Lee, deceased

Sandra J. Sherwin
Sandra J. Sherwin

FILED BY [illegible] FEE 9.00
BOOK ___ PAGE ___
'89 APR 25 PM 2 52
CLIFFORD D. CHAPIN
RECORDER OF BONNER
COUNTY BY [illegible] DEP.

STATE OF IDAHO)
) ss
County of Bonner)

On this 29th day of April, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared GEORGE J. LEE, known to me to be the person whose name is subscribed to the within instrument as personal representative of the estate of Cecil J. Lee, and acknowledged to me that he executed the same as such personal representative.

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
State of Idaho
Residing at Sandpoint

STATE O
County
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360867

STATE OF COLORADO)
) ss
County of El Paso)

On this 17th day of April, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared SANDRA J. SHERWIN, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

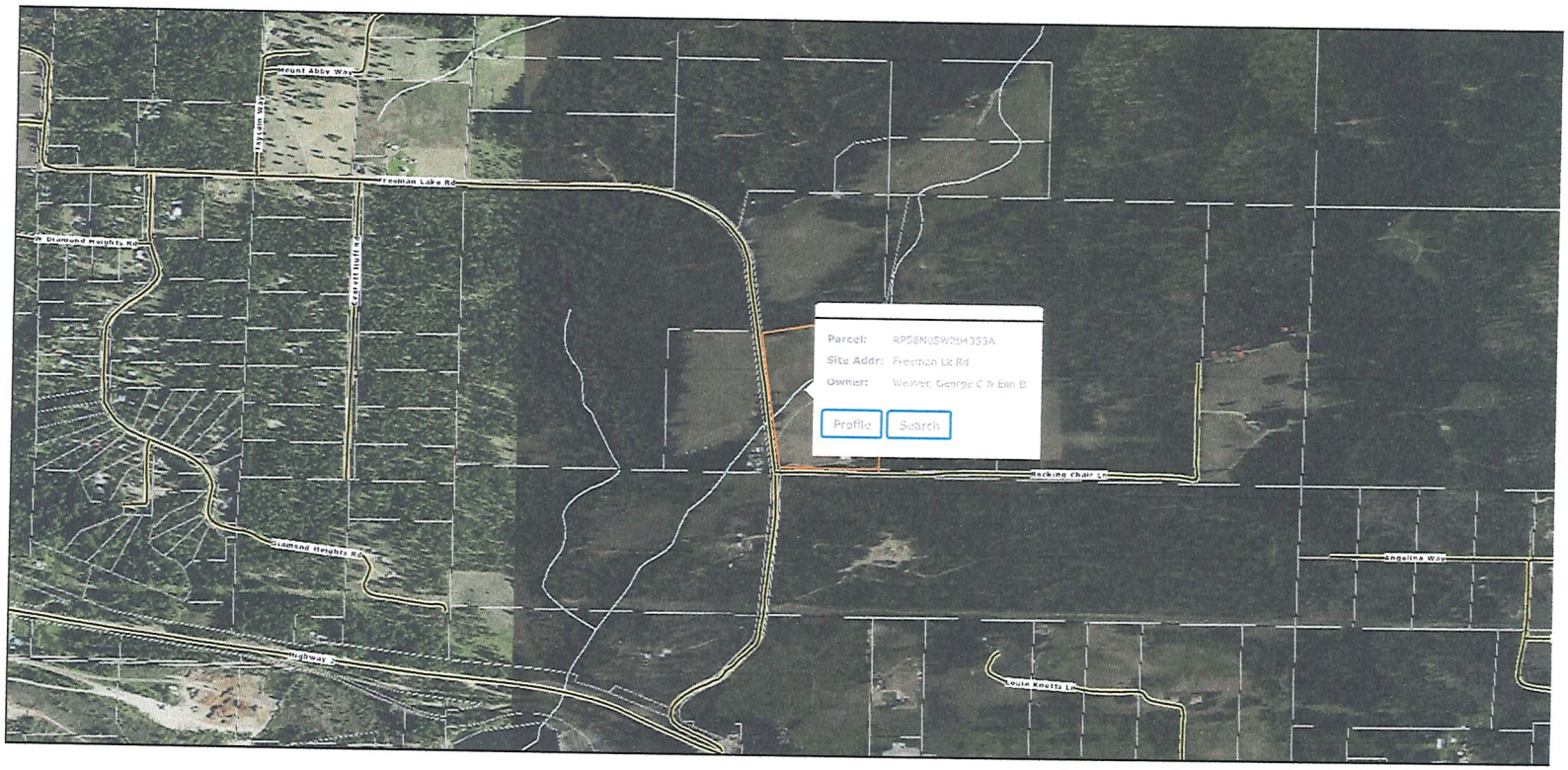
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires Feb. 25, 1992

Notary Public
State of Colorado
Residing at

MARVIN P. JONL
911 HOLLAND PK. ...
COLORADO SPGS.,CO 8090

George Weaver
Ellen


Mount Abby Way
Freeman Lake Rd
W Diamond Heights Rd
Rocking Chair Ln
Diamond Heights Rd
Angelina Way
Highway 2
Louie Knotts Ln
Parcel: RP56N05W02M353A
Site Addr: Freeman Lk Rd
Owner: Weaver, George C & Ellin B
Profile
Search

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W201600A**
Site Address:	7 Rocking Chair Ln Oldtown ID 83822
Owner:	Weaver, Jeremiah L PO Box 1457 Newport WA 99156 - 1457
Twn/Range/Section:	56N / 05W / 20
Parcel Size:	5.00 Acres (217,800 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	908591 QC,360867 D,
Total Land Value:	$53,338.00
Total Impr Value:	$112,319.00
Total Value:	$165,657.00

Tax Information

Tax Year	Annual Tax
2019	$1,418.83
2018	$1,222.99
2017	$0.00

Legal

20-56N-5W TAX 12

Land

Land Use:	534 - Resid improv on cat 12	Zoning:	Rural 5
Land Categories:	12	Building Categories:	25 - Two Story
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	5	$53,338.00	$0.00
32		$2,033.00	$0.00
34		$110,286.00	$0.00

Improvement

Year Built:	2006 (2013)	Bathrooms:	1	Finished Sq Ft:	
Stories:		Bedrooms:	2	Heat:	Wall units
A/C:	Yes	Garage:	Attached 1,036 SqFt	Roof:	Comp sh to 235# - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	2013	2013	64	
LEANTO	2013	2013	280	
ATTGAR	2006	2006	1,036	

 QCD 908591

Instrument # 908591
Bonner County, Sandpoint, Idaho
07/24/2017 01:55:28 PM No. of Pages: 4
Recorded for: ELIN WEAVER
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

QUITCLAIM DEED

Quitclaim Deed

For value received, George C. Weaver and Elin B. Weaver, convey and quitclaim to Jeremiah L. Weaver, a married man, as his sole and separate property, all right, title and interest in the following described real estate. This document is for the purpose of a boundary line adjustment.

See attached legal description and easement

George C. Weaver

Elin B. Weaver

Dated 7/24/17

State of Washington, County of Pend Oreille
I certify that I know or have satisfactory evidence that George & Elin Weaver are the individuals who appeared before me, and that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
Dated 07/24/2017

D. Nichole Phillips
Notary Public for Washington

My commission expires 03/26/2019

Notary Public
State of Washington
D NICHOLE PHILLIPS
Appointment Expires 03-26-2019

LEGAL DESCRIPTION
GEORGE AND ELIN WEAVER BOUNDARY LINE ADJUSTMENT
5 ACRE PARCEL

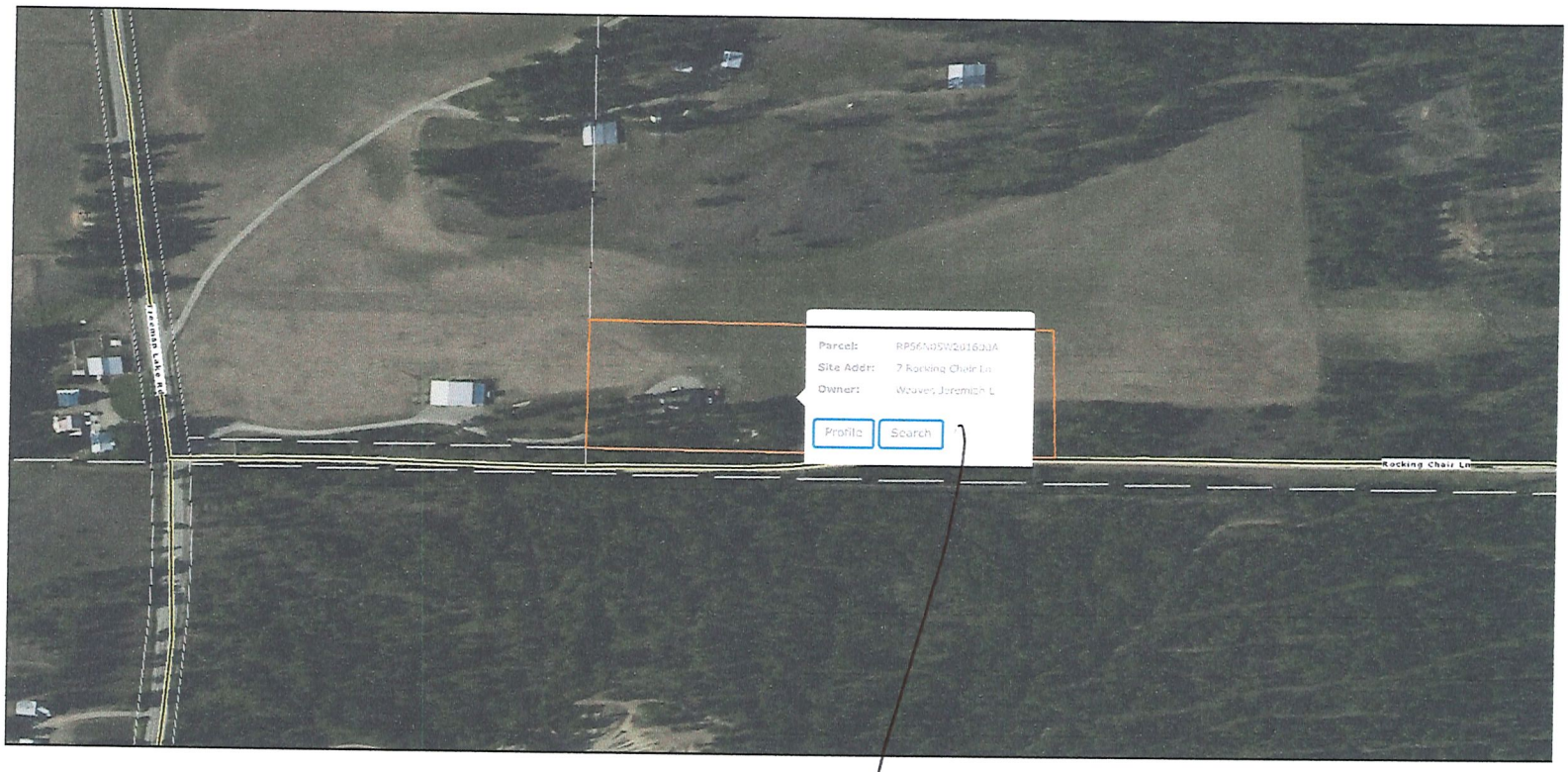
A Tract of Land located in a portion of the Northeast Quarter of Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows; Commencing at the Southwest corner of said Northeast Quarter of Section 20; thence N0°04'59"W along the West line of said Northeast Quarter a distance of 60.00 feet to a point, said point being the True Point of Beginning; thence continuing N0°04'59"W along said West line a distance of 300.00 feet; thence S89°46'59"E parallel to the South line of said Northeast Quarter a distance of 727.30 feet; thence S0°04'35"E a distance of 300.00 feet ; thence N89°46'59"W parallel to and 60.00 feet North of said South line of the Northeast Quarter a distance of 727.27 feet to the True Point of Beginning.
Said Parcel contains 5.0 acres.

PROFESSIONAL LAND SURVEYOR
REGISTERED
6107
7-7-17
STATE OF IDAHO
LANCE G. MILLER

LEGAL DESCRIPTION
GEORGE AND ELIN WEAVER
5 ACRE PARCEL - INGRESS, EGRESS AND UTILITY EASEMENT

An Easement for ingress, egress and utilities twenty feet in width located in a portion of the Northwest Quarter of Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows;
Commencing at the Southeast corner of said Northwest Quarter of Section 20; thence N0°04'59"W along the East line of said Northwest Quarter a distance of 60.00 feet to a point, said point being the True Point of Beginning; thence N89°46'59"W parallel to and 60.00 feet North of the South line of said Northwest Quarter a distance of 598.66 feet to a point on the Easterly right of way of Freeman Lake Road, a County Road; thence N6°07'37"W along said Easterly right of way a distance of 20.12 feet; thence leaving said right of way S89°46'59"E a distance of 600.78 feet to a point on said East line of the Northwest Quarter; thence S0°04'59"E along said East line a distance of 20.00 feet to the True Point of Beginning.

PROFESSIONAL LAND SURVEYOR
REGISTERED
6107
7-7-17
STATE OF IDAHO
LANCE G MILLER



Jeremiah Weaver

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W175700A**
Site Address:	1337 Freeman Lk Rd
	Oldtown ID 83822 - 9592
Owner:	Dockins, Brian L & Cynthia L
	PO Box 15770
	Oldtown ID 83822 - 1577
Twn/Range/Section:	56N / 05W / 17
Parcel Size:	20.07 Acres (874,249 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Total Land Value:	$66,204.00
Total Impr Value:	$323,756.00
Total Value:	$389,960.00

Tax Information

Tax Year	Annual Tax
2019	$1,972.84
2018	$1,599.52
2017	$1,378.90

Legal

17-56N-5W GOV LOT 3 LESS N 627FT

Land

Land Use:	131 - Land-ag/timb w/resid Imp
Land Categories:	7;10
Recreation:	
Zoning:	Agricultural/Forestry 10
Building Categories:	12 - One Story w/ basement
School District:	83 - Bonner School

Assessor Categories

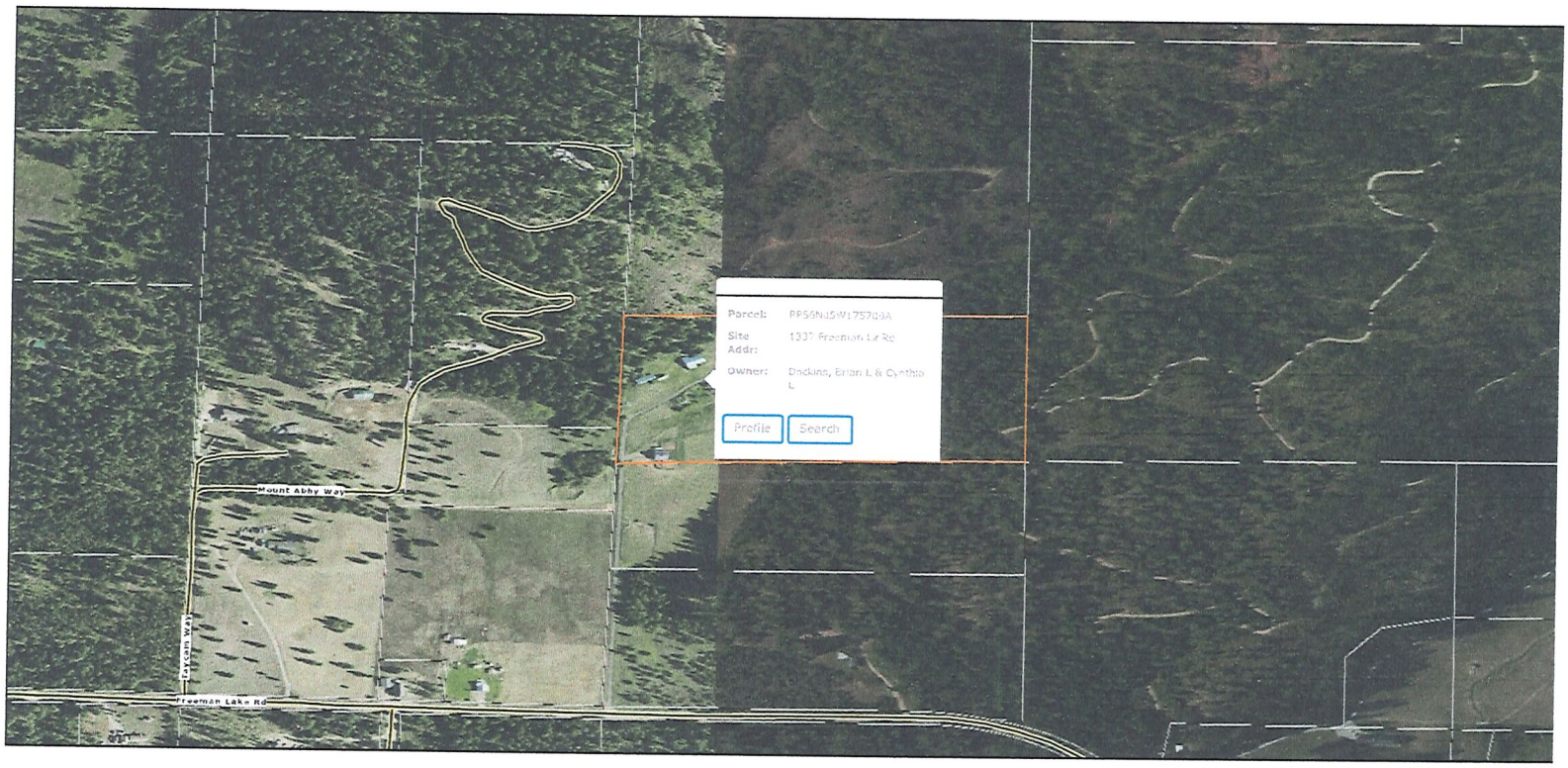
Category	Quantity	Value	Exemption
7	11.018	$1,322.00	$0.00
10	9.052	$64,882.00	$12,156.00
31		$285,081.00	$87,844.00
32		$38,675.00	$0.00

Improvement

Year Built:	1985 (1994)	Bathrooms:	3	Finished Sq Ft:	2,852
Stories:	1	Bedrooms:	4	Heat:	Forced hot air
A/C:	Yes	Garage:	Attached 576 SqFt	Roof:	Comp sh to 235# - Gable
Basement:	1,212 SqFt	Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
PAV	1994	1994		
LEANTO	1985	1985	220	
LEANTO	1985	1985	364	
POLEBLDG	1985	1985	512	
POLEBLDG	1985	1985	512	
ATTGAR	0	0	576	
FLATBARN	1985	1985	1,020	
FLATBARN	1990	1990	1,440	



Dockins

1337 Freeman Lake Rd

7020

AFTER RECORDING MAIL TO:

Gary Finney
attorney at law
212 N First Suite 100
Sandpoint, ID 83864

402287

WARRANTY DEED

R.L.S. KNOW ALL MEN BY THESE PRESENTS, that Grantors, RALPH L. SWANNACK and IDA SWANNACK, husband and wife, for value and consideration received, do hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantees, BRIAN L. DOCKINS and CYNTHIA L. DOCKINS, husband and wife, of Route 2, Box 372-A, Oldtown, Idaho 83822, the following described real property situated in the County of Bonner, State of Idaho, to-wit:

Government Lot 4 less the South 696.8 feet thereof; and Government Lot 3 less the North 627 feet thereof, all in Section 17, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho.

TOGETHER WITH AND SUBJECT TO an easement sixty feet (60') wide for ingress, egress and utilities, the centerline of which is described as follows:

Beginning at a point on the North line of the right of way of the Freeman Lake County Road, 10 feet West of the East line of Section 18, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho; thence North 1°11'12" East on a line parallel to the said section line a distance of 1615.12 feet; thence North 56°23'35" East 371.56 feet to the South line of the North 627 feet of Government Lot 3 of Section 17, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho.

SUBJECT TO an easement and conditions contained therein in favor of D.A.W. Forest Products Co., for a non-exclusive perpetual easement for access to lands and timber, which the Grantee or its successors may own, recorded January 16, 1987 as Instrument No. 330161, records of Bonner County, Idaho.

SUBJECT TO an easement and conditions contained therein in favor of The State of Idaho, for a permanent easement for the purpose of reconstructing, maintaining and using a road, recorded May 9, 1988, as Instrument No. 348445, records of Bonner County, Idaho.

RESERVING, in favor of Grantors and their adjoining real estate, the present water useage right and the collection box, holding tank and underground water line for the water system as

402287

it now exists, and the right to keep, repair and maintain said system to divert water for household domestic use for Grantors' residential adjoining property. The Grantors only reserve the water and system as presently in use, and Grantors specifically convey all further water, water useage and water rights to the Grantees as Grantors acknowledge that Grantees intend to make use of the waters in conjunction with their domiciliary use of the real estate.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

AND the above named Grantors hereby covenant that the above described premises are free from all encumbrances, and that they and their heirs, executors and assigns, will warrant and defend the above premises against all lawful claims and demands whatsoever, EXCEPT easements and rights of way existing or of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this 3rd day of March, 1992.

FILED Sandpoint Title Insurance
DATE 3-5-92 TIME 11:23
MARIE SCOTT,
RECORDER OF BONNER COUNTY
BY Roberts DEPUTY
FEES 6.00

Ralph D. Swannack
RALPH D. SWANNACK
R.L.S.

Ida Swannack
IDA SWANNACK

STATE OF IDAHO)
: ss.
County of Bonner)

On this 3rd day of March, 1992, before me, the undersigned Notary Public, personally appeared RALPH D. SWANNACK R.L.S. and IDA SWANNACK, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Kitty A. Everhart
Notary Public - State of Idaho
Residing at Bonners Ferry
My commission expires: 7-19-97

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W178560A**
Site Address:	973 Freeman Lk Rd Oldtown ID 83822 - 9296
Owner:	Helming Trust Helming, Robert E Trustee 325 Arden Rd Menlo Park CA 94025 -
Twn/Range/Section:	56N / 05W / 17
Parcel Size:	18.64 Acres (811,958 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	956207 WD,904630 WD,864424 QC,759099 WD,453553 WD
Total Land Value:	$104,142.00
Total Impr Value:	$435,191.00
Total Value:	$539,333.00

Tax Information

Tax Year	Annual Tax
2019	$3,443.72
2018	$3,089.72
2017	$2,534.86

Legal

17-56N-5W GOV LOT 6 LESS E 292.16FT & S 530FT

Land

Land Use:	534 - Resid improv on cat 12
Land Categories:	12
Recreation:	
Zoning:	Agricultural/Forestry 10
Building Categories:	26 - Two Story w/basement
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	18.64	$104,142.00	$0.00
34		$435,191.00	$0.00

Improvement

Year Built:	1995 (1995)	Bathrooms:	3	Finished Sq Ft:	3,999
Stories:	2	Bedrooms:	5	Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Comp sh to 235# - Gable
Basement:	1,301 SqFt	Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

WD 956207

78560A Helming Trust

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W178710A**
Site Address:	Black Rock Ranch Priest River ID 83856
Owner:	Helming Trust Helming, Robert E Trustee 325 Arden Rd Menlo Park CA 94025 -
Twn/Range/Section:	56N / 05W / 17
Parcel Size:	10.97 Acres (477,853 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	956207 WD,904630 WD,759099 WD,435040 MC,
Total Land Value:	$57,859.00
Total Impr Value:	$0.00
Total Value:	$57,859.00

Tax Information

Tax Year	Annual Tax
2019	$308.46
2018	$353.88
2017	$93.55

Legal

17-56N-5W S 530FT OF GOV LOT 6 LESS E 292.16FT

Land

Land Use:	512 - Land Resid rural tract vac	Zoning:	Agricultural/Forestry 10
Land Categories:	12	Building Categories:	
Recreation:		School District:	83 - Bonner School

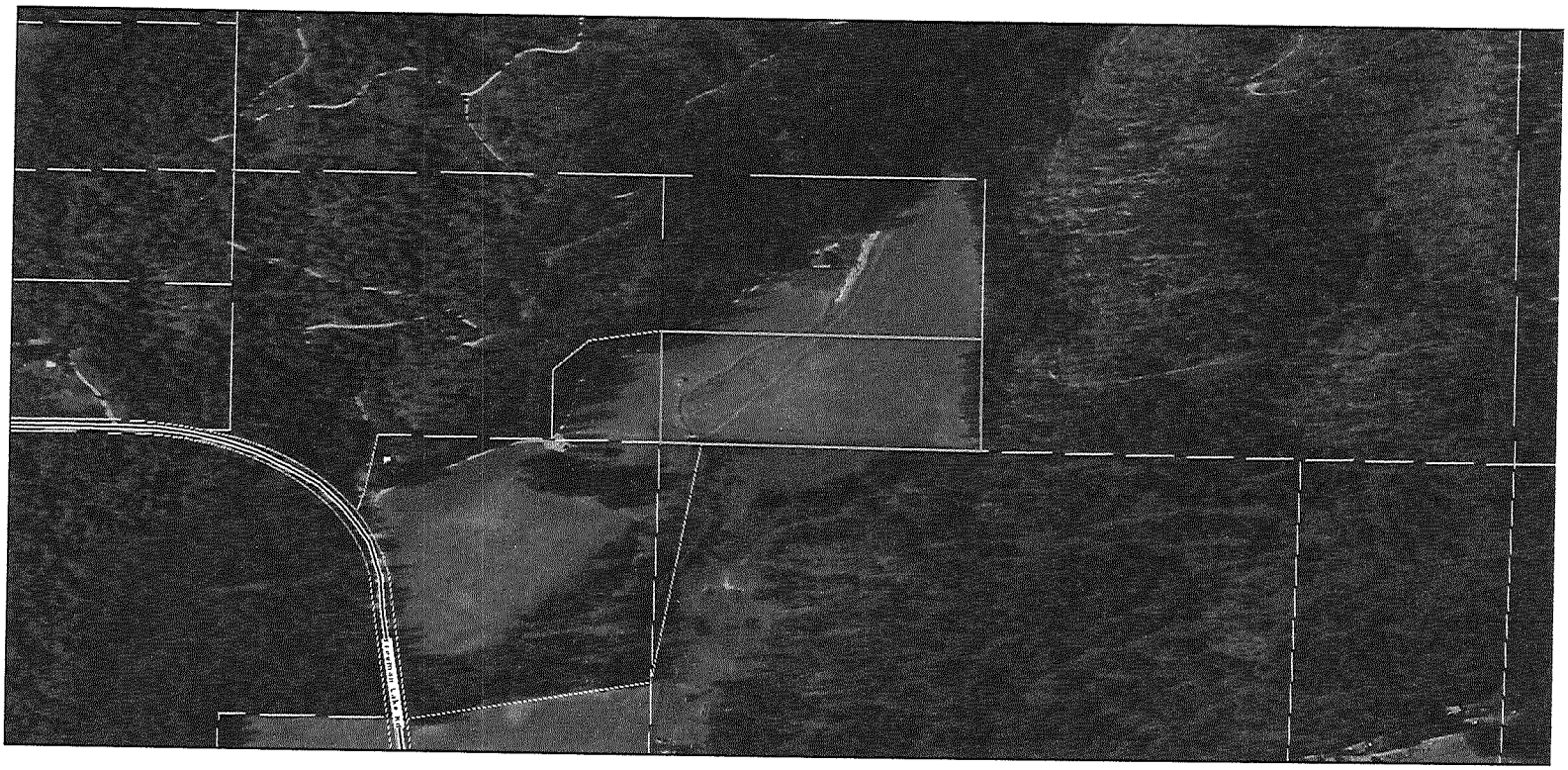
Assessor Categories

Category	Quantity	Value	Exemption
12	10.97	$57,859.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

WD 956207



Instrument # 956207
Bonner County, Sandpoint, Idaho
04/27/2020 12:15:53 PM No. of Pages: 4
Recorded for: TITLEONE
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy rflaherty
Index to: WARRANTY DEED

TitleOne
a title & escrow co.

Order Number: 20356653

Warranty Deed

For value received,

Patrick Scott Gardenhour also known as Patrick S. Gardenhour and also known as Scott Gardenhour, Trustees of the Gardenhour Trust dated June 4, 2014

the grantor, does hereby grant, bargain, sell, and convey unto

Robert E, Helming, as Trustee of the Helming Survivor's Trust UTD 2/1/08

whose current address is 325 Arden Rd. Menlo Park, CA 94025

the grantee, the following described premises, in Bonner County, Idaho, to wit:

Parcel 1:

Government Lot 6 of Section 17, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho.

EXCEPT the East 292.16 feet.

That portion of Government Lot 5, Section 17, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at the South Quarter corner of said Section;

Thence South 89°50'06" West (record North 88°43' West), 330 feet along the South line of said section;

Thence North 00°16'28" West (record North 00°04' West), 330 feet;

Thence North 37°40'21" East, 178.34 feet;

Thence North 74°48'39" East, 228.01 feet to the East line of Government Lot 5;

Thence South 00°16'28" East, (record South 00°04' East) 530 feet to the point of beginning.

That part of the Northeast Quarter of the Northwest Quarter of Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, lying East of the Freeman Lake County Road.

EXCEPT beginning at the Southwest corner of Government Lot 5, Section 17, which said point is also on the North line of Section 20, thence North 89°50'06" East, 466.61 feet along the North line of said Section 20;

Thence South 7°24'14" West, 281.52 feet to an existing fence corner;

Thence South 5°42'33" East, 186.69 feet along an existing fence line to the North right of way of the county road which said point is on a left hand curve the centerline of which has a central angle of 83°55'00" and a radius of 792.47 feet, thence Northwesterly along said curve, a distance of 750.74 feet to the intersection of said curve and the North line of Section 20, thence North 89°50'06" East 108.30 feet along the North line of said section to the point of beginning.

ALSO EXCEPT beginning at the Southeast corner of the Northeast Quarter of the Northwest Quarter;

Thence North 00°04'59" West along the East line of the Northeast Quarter of the Northwest Quarter a distance of 200.00 feet;

Thence South 74°45'03" West, 759.09 feet to the intersection of the East right of way of the county road and the South line of the Northeast Quarter of the Northwest Quarter;

Thence South 89°58'23" East along said South line a distance of 732.66 feet to the point of beginning.

PARCEL II:

That portion of the Northwest Quarter of the Northeast Quarter of Section 20, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at a point on the West line of the Northwest Quarter of the Northeast Quarter which is North 00°04'59" West, 200.00 feet from the Southwest corner of the Northwest Quarter of the Northeast Quarter;

Thence North 00°04'59" West along the West line of the Northwest Quarter of the Northeast Quarter a distance of 1127.36 feet to the North one-quarter corner of said Section;

Thence South 89°28'49" East along the North line of said Section a distance of 130.00 feet;

Thence South 6°30'09" West, 1133.47 feet to the point of beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations,

general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: 4/23/, 2020

The Gardenhour Trust dated June 4, 2014

Patrick Scott Gardenhour, Trustee

State of Idaho, County of Bonner, ss.

On this 23rd day of APRIL in the year of 2020, before me, the undersigned, a notary public in and for said state personally appeared PATRICK SCOTT GARDENHOUR, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of THE GARDENHOUR TRUST DATED JUNE 4, 2014 and acknowledged to me that he/she executed the same as trustee.

Notary Public
Residing In: Sandpoint, ID
My Commission Expires: 8-22-25
(seal)

JESSICA SKILES
COMMISSION #20191958
NOTARY PUBLIC
STATE OF IDAHO

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W178554A**
Site Address:	973 Freeman Lk Rd Oldtown ID 83822 - 9296
Owner:	Helming Trust Helming, Robert E Trustee 325 Arden Rd Menlo Park CA 94025 -
Twn/Range/Section:	56N / 05W / 17
Parcel Size:	2.50 Acres (108,900 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	950000 / 0.0062
Deeds:	956207 WD,904630 WD,759099 WD,435040 MC,
Total Land Value:	$32,772.00
Total Impr Value:	$0.00
Total Value:	$32,772.00

Tax Information

Tax Year	Annual Tax
2019	$171.96
2018	$197.84
2017	$21.16

Legal

17-56N-5W TAX 1 & 2

in district

Land

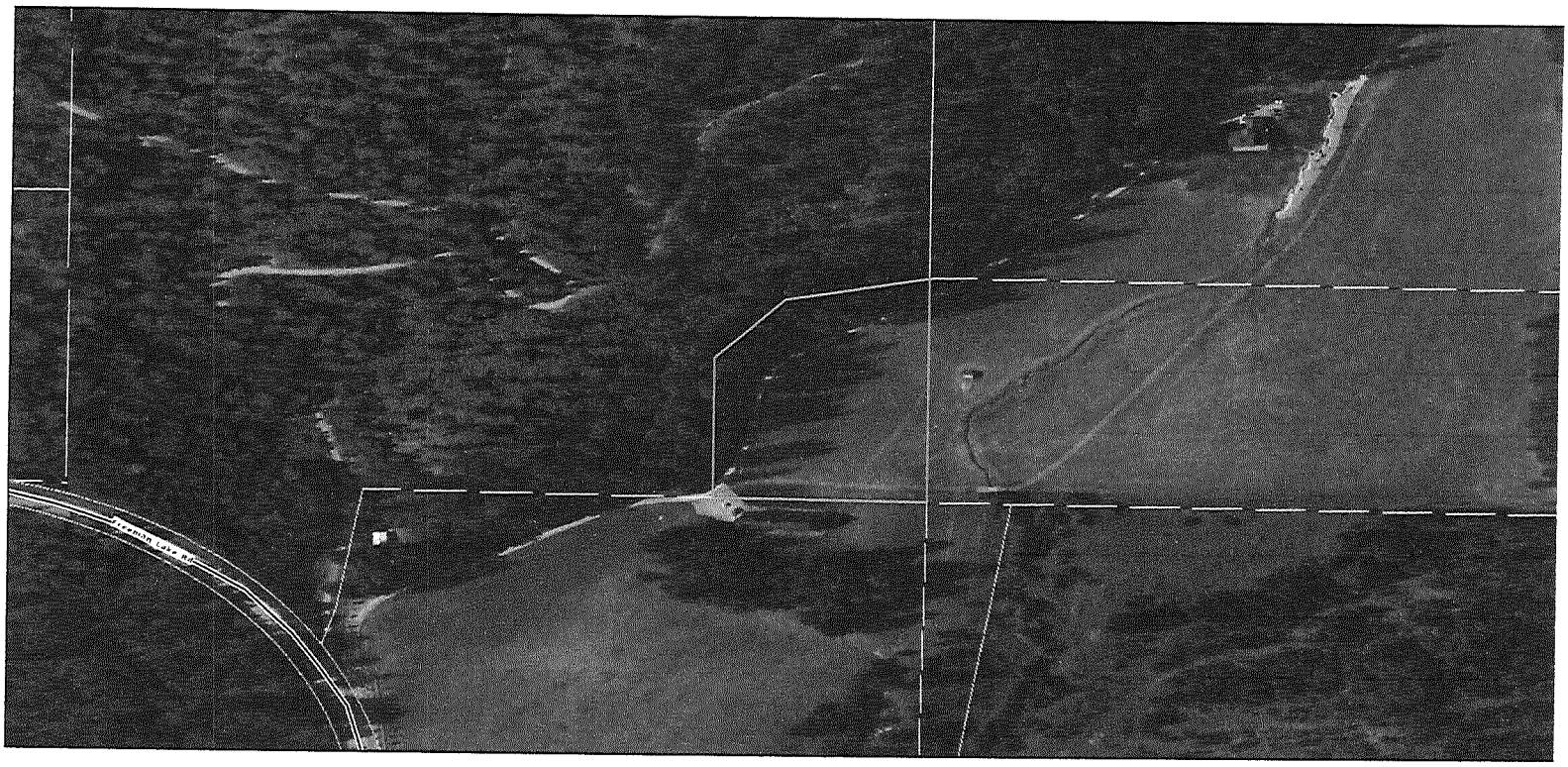
Land Use:	512 - Land Resid rural tract vac
Land Categories:	12
Recreation:	
Zoning:	Agricultural/Forestry 10
Building Categories:	
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	2.5	$32,772.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	



178 554 A Helming Trust

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W202405A**
Site Address:	971 Freeman Lk Rd Oldtown ID 83822 - 9296
Owner:	Helming Trust Helming, Robert E Trustee 325 Arden Rd Menlo Park CA 94025 -
Twn/Range/Section:	56N / 05W / 20
Parcel Size:	24.72 Acres (1,076,716 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	950000 / 0.0062
Deeds:	956207 WD,904630 WD,759099 WD,435040 MC,
Total Land Value:	$127,554.00
Total Impr Value:	$137,887.00
Total Value:	$265,441.00

Tax Information

Tax Year	Annual Tax
2019	$1,809.98
0	$0.00
0	$0.00

Legal

20-56N-5W NENW E OF CO RD LESS TAX 8 & 9

Land

Land Use:	534 - Resid improv on cat 12	Zoning:	Rural 5
Land Categories:	12	Building Categories:	11 - One Story
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	24.718	$127,554.00	$0.00
32		$92,453.00	$0.00
34		$45,434.00	$0.00

Improvement

Year Built:	2007 (2015)	Bathrooms:	1	Finished Sq Ft:	440
Stories:	1	Bedrooms:	1	Heat:	No heat-wood stove/insert
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	2015	2015	1,080	
FLATBARN	2007	2007	3,780	

202405A

Helmig Trust

West Bend Oneida Fire District

Page 2

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP031010000030A**
Site Address:	4254 Freeman Lk Rd Oldtown ID 83822 - 9599
Owner:	Noble, Keith & Sarah 4322 Freeman Lk Rd Oldtown ID 83822 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	6.21 Acres (270,551 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	Hatchers Acres
Census Tract/Block:	950500 / 3021
Levy:	250000 / 0.0054
Deeds:	942072 QC,827442 QC,749774 QC,749773 PR,363189 WD
Total Land Value:	$44,055.00
Total Impr Value:	$0.00
Total Value:	$44,055.00

Tax Information

Tax Year	Annual Tax
2019	$246.96
2018	$278.44
2017	$298.62

Legal

12-56N-6W HATCHER'S ACRES TRACT 3

Land

Land Use:	515 - Land resid rural subdv vac	Zoning:	Rural 10
Land Categories:	15	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
15	6.211	$44,055.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Instrument # 942072
Bonner County, Sandpoint, Idaho
07/23/2019 12:33:42 PM No. of Pages: 4
Recorded for: SARAH NOBLE
Michael W Rosedale Fee: $15.00
Ex-Officio Recorder Deputy CB
Index to: QUIT CLAIM DEED

Quitclaim Deed

RECORDING REQUESTED BY _____
AND WHEN RECORDED MAIL TO:

_____, Grantee(s)

_____

_____

Consideration: $_____

Property Transfer Tax: $_____

Assessor's Parcel No.: RP0310100000030A

PREPARED BY: _____ certifies herein that he or she has prepared this Deed.

Steven W Reiber
Signature of Preparer

Date of Preparation

Steven W. Reiber
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on _____ in the County of Bonner, State of Idaho by Grantor(s), Sandra E Reiber & Steven W. Reiber, whose post office address is 1224 W. Bellwood Dr Spokane, Wa., to Grantee(s), Keith & Sarah Noble, whose post office address is 4322 Freeman Lake Rd. Old Town, Id

WITNESSETH, that the said Grantor(s), Sandra E Reiber & Steven W Reiber, for good consideration and for the sum of _____ ($_____) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Bonner, State of Idaho and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Sandra Reiber	Steven W Reiber
Signature of Grantor	Signature of Second Grantor (if applicable)
Sandra Reiber	Steven W Reiber
Print Name of Grantor	Print Name of Second Grantor (if applicable)
Signature of First Witness to Grantor(s)	Signature of Second Witness to Grantor(s)
Print Name of First Witness to Grantor(s)	Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee	Signature of Second Grantee (if applicable)
Print Name of Grantee	Print Name of Second Grantee (if applicable)
Signature of First Witness to Grantee(s)	Signature of Second Witness to Grantee(s)
Print Name of First Witness to Grantee(s)	Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Washington

County of Spokane

On 7-23-19, before me, Ethelivy Cummings, a notary public in and for said state, personally appeared, Sandra Reiber, Steven Reiber

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID Washington Driver License (Seal)

ETHELIVY CUMMINGS
Notary Public
State of Washington
My Appointment Expires
Apr 8, 2021

Exhibit A

Filed for Record at Request of:

ERIC J. SACHTJEN, ESQ.
Workland & Witherspoon, PLLC
601 West Main Avenue, Suite 714
Spokane, WA 99201-0677

Instrument # 827442
BONNER COUNTY, SANDPOINT, IDAHO
6-8-2012 02:51:25 No. of Pages: 2
Recorded for : WORKLAND & WITHERSPOON
MARIE SCOTT Fee: 13.00
Ex-Officio Recorder Deputy CB
Index to: QUIT CLAIM DEED

QUIT CLAIM DEED

FOR VALUE RECEIVED, the undersigned Grantor, **KELLY J. NELSON, as Trustee of the Lois C. Ginter Idaho Realty Trust, an Idaho Trust,** for which a Registration of Trust was filed with the District Court of the First Judicial District of the State of Idaho, in and for the County of Bonner on or about December 2, 2011, does hereby pursuant to a Trust and Estate Dispute Resolution Agreement that was filed with District Court of the First Judicial District of the State of Idaho, in and for the County of Bonner on or about February 17, 2012, and with the Superior Court of the State of Washington In and For the County of Spokane on or about February 16, 2012, with respect to the Estate of Lois C. Ginter, deceased, Spokane County Superior Court Cause Number 09401554-8, does hereby convey, release, remise, and forever quit claim unto **SANDRA E. REIBER, whose current address is 1224 West Bellwood Drive, Spokane, Washington 99218,** all right, title and interest in the following described property situated in Bonner County, Idaho, to-wit:

Tract 3 of Hatchers Acres, according to the plat thereof, recorded in Book 4 of Plats, Page 84, records of Bonner County, Idaho

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining.

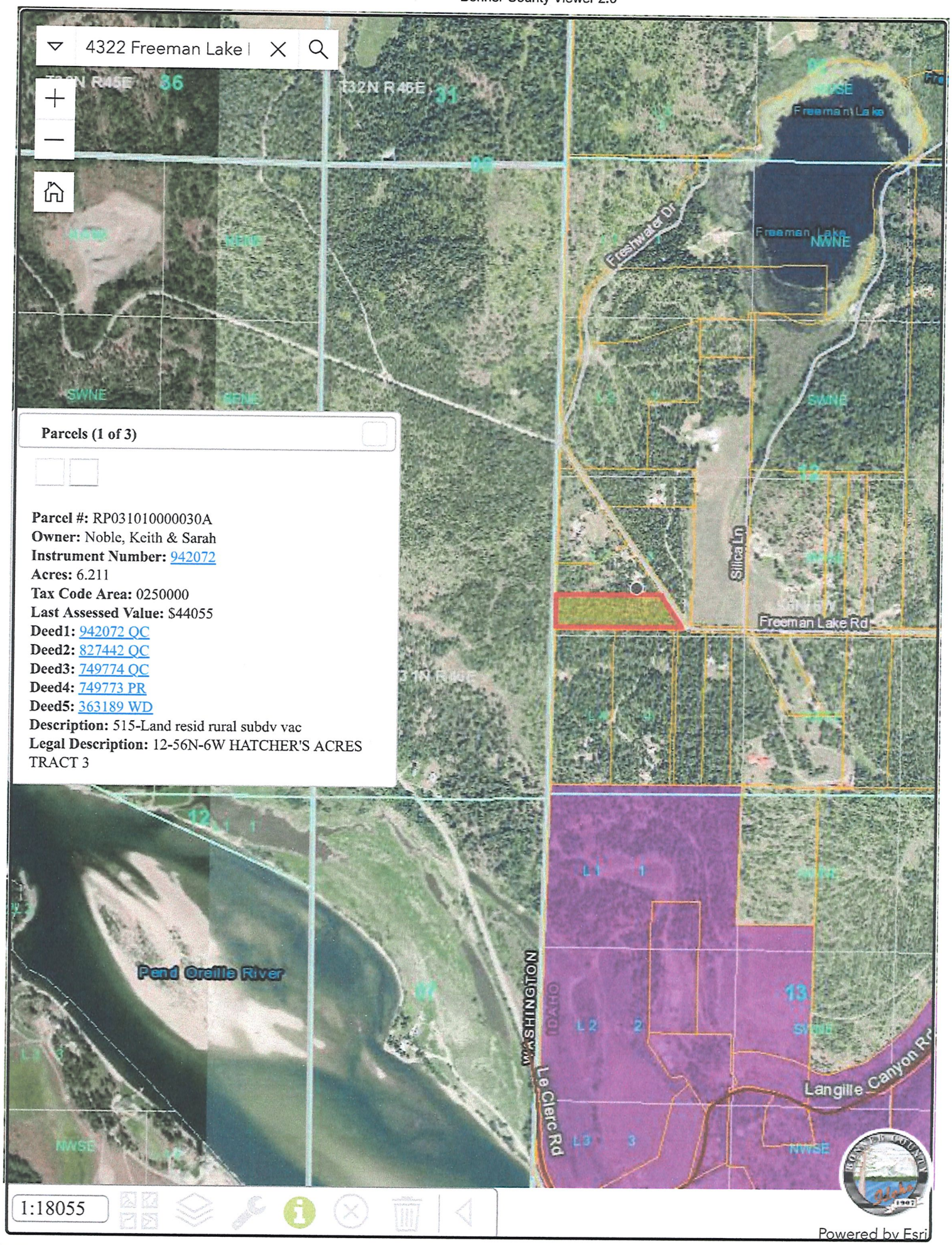
SUBJECT to covenants, conditions, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 29th day of May, 2012.

LOIS C. GINTER IDAHO REALTY TRUST

Kelly J. Nelson

KELLY J. NELSON, Trustee



Parcels (1 of 3)

Parcel #: RP031010000030A
Owner: Noble, Keith & Sarah
Instrument Number: 942072
Acres: 6.211
Tax Code Area: 0250000
Last Assessed Value: $44055
Deed1: 942072 QC
Deed2: 827442 QC
Deed3: 749774 QC
Deed4: 749773 PR
Deed5: 363189 WD
Description: 515-Land resid rural subdv vac
Legal Description: 12-56N-6W HATCHER'S ACRES TRACT 3

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP031070000020A**
Site Address:	4322 Freeman Lk Rd
	Oldtown ID 83822 - 9301
Owner:	Noble, Keith W & Sarah M
	4322 Freeman Lake Rd
	Oldtown ID 83822 - 9301
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	5.28 Acres (230,040 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	Patterson Acres
Census Tract/Block:	950500 / 3021
Levy:	250000 / 0.0054
Deeds:	750207 WD
Total Land Value:	$54,221.00
Total Impr Value:	$161,860.00
Total Value:	$216,081.00

Tax Information

Tax Year	Annual Tax
2019	$914.38
2018	$835.74
2017	$798.08

Legal

12-56N-6W PATTERSON ACRES LOT 2 2005 GOLDEN WEST 27 X 68 RP

Land

Land Use:	548 - MH real prop on own land
Land Categories:	15
Recreation:	
Zoning:	Rural 10
Building Categories:	98 - MH-RP dbl wide 2001-2010
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
15	5.281	$54,221.00	$19,725.00
32		$4,079.00	$0.00
47		$19,641.00	$9,821.00
48		$138,140.00	$69,070.00

Improvement

Year Built:	2005 (2012)	Bathrooms:		Finished Sq Ft:	3,618
Stories:		Bedrooms:		Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	G	Fireplace:		Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
MISC	2008	2008		
MISC	2012	2012		
UTLSHED	2008	2008	120	
POLEBLDG	2010	2010	700	
POLEBLDG	2008	2008	870	
MHOME	2005	2005	1,809	
MHOME	2005	2005	1,809	

Sandpoint Title Insurance, Inc.

After recording mail to: Grantee **750207**

WARRANTY DEED

Escrow No.: **53063-BD**

FOR VALUE RECEIVED

Phil Patterson and Tamera Patterson, Husband and Wife

the grantors, do(es) hereby grant, bargain, sell and convey unto

Keith W. Noble and Sarah M. Noble, Husband and Wife

whose current address is **4322 Freeman Lake Road Oldtown, ID 83822**

the grantees, the following described premises, in **Bonner** County, Idaho, TO WIT:

Lot 2 of **PATTERSON ACRES,** according to the plat thereof, recorded in Book 9 of Plats, Page 58, records of Bonner County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they the owners in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: April 13 2008

Phil Patterson

Tamera Patterson

STATE OF **IDAHO** }
}SS.
COUNTY OF **BONNER** }

On this 13th day of **April** , **2008** before me, a Notary Public in and for said state, personally appeared **Phil Patterson and Tamera Patterson** 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 **they** executed the same.

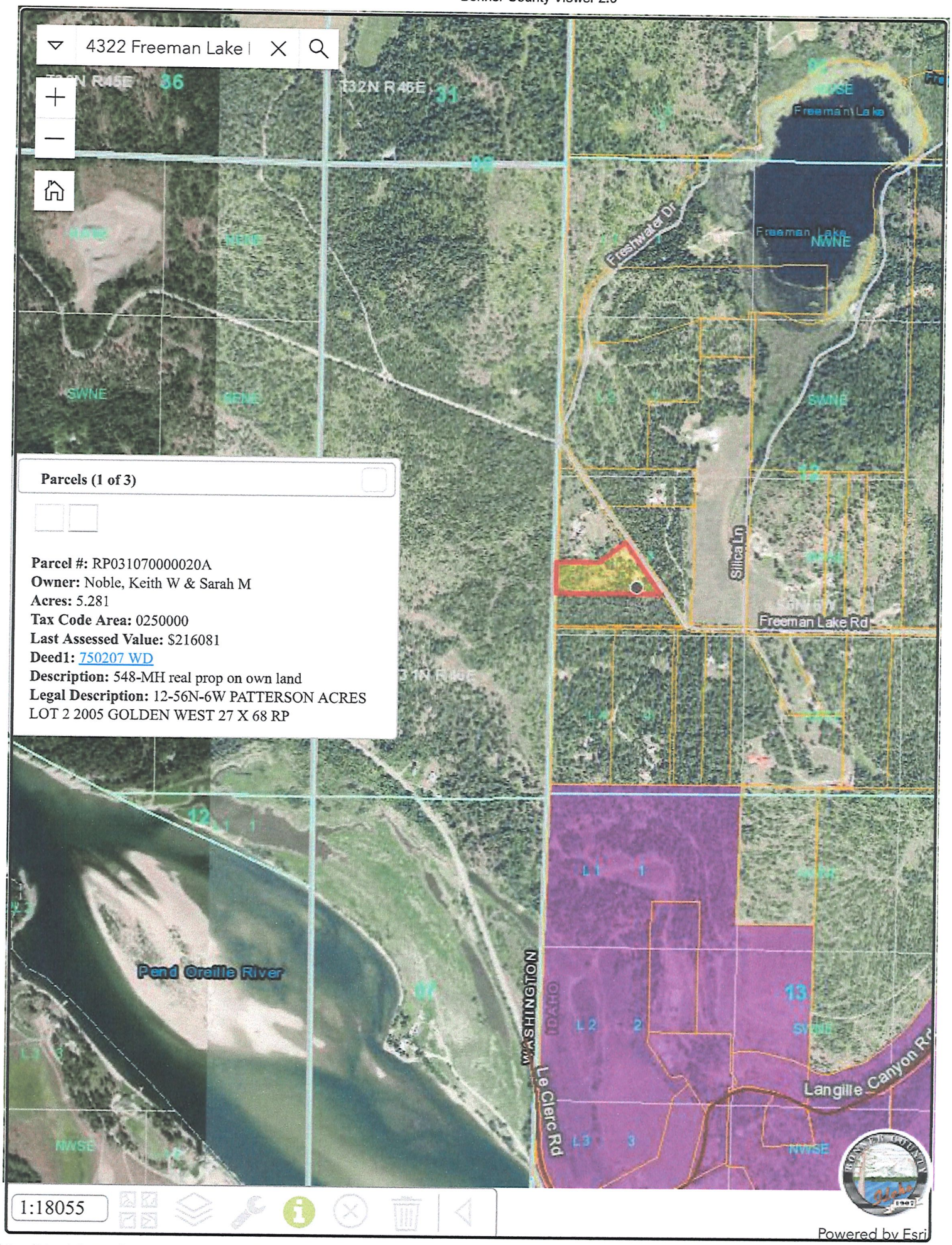
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for the State of **Idaho**

Residing at: **SAGLE, ID**
Commission Expires: **1/31/12**

BRENDA M. DOUGHERTY NOTARY PUBLIC STATE OF IDAHO

FILED BY SANDPOINT TITLE INSURANCE
2008 APR 24 P 3:02
300
MARIE SCOTT
BONNER COUNTY RECORDER
DEPUTY



Parcels (1 of 3)

Parcel #: RP031070000020A
Owner: Noble, Keith W & Sarah M
Acres: 5.281
Tax Code Area: 0250000
Last Assessed Value: $216081
Deed1: 750207 WD
Description: 548-MH real prop on own land
Legal Description: 12-56N-6W PATTERSON ACRES LOT 2 2005 GOLDEN WEST 27 X 68 RP

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W126600A**
Site Address:	4182 Freeman Lk Rd
	Oldtown ID 83822 - 9599
Owner:	Herbert, Paul & Ellen
	4182 Freeman Lk Rd
	Oldtown ID 83822 - 9599
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	6.97 Acres (303,613 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	250000 / 0.0054
Deeds:	662766 WD
Total Land Value:	$59,268.00
Total Impr Value:	$216,810.00
Total Value:	$276,078.00

Tax Information

Tax Year	Annual Tax
2019	$1,300.84
2018	$1,031.52
2017	$916.40

Legal

12-56N-6W TAX 14

Land

Land Use:	534 - Resid improv on cat 12
Land Categories:	12
Recreation:	
Zoning:	Rural 10
Building Categories:	12 - One Story w/ basement
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	6.97	$59,268.00	$16,368.00
32		$15,246.00	$0.00
34		$201,564.00	$83,632.00

Improvement

Year Built:	1970 (2009)	Bathrooms:	2	Finished Sq Ft:	2,892
Stories:	1	Bedrooms:	3	Heat:	Forced hot air
A/C:	Yes	Garage:	Detached 816 SqFt	Roof:	Comp sh to 235# - Gable
Basement:	1,446 SqFt	Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	2009	2009	100	
POLEBLDG	1997	1997	480	
POLEBLDG	2009	2009	720	
DETGAR	1984	1984	816	
POLEBLDG	1970	1970	888	

Return to Grantee

STI Inc.

662766

INSTRUMENT NO. 00040538

WARRANTY DEED

For Value Received **ROBERT E. SOUTAR and PHYLLIS J. SOUTAR, Husband and Wife**, the grantor(s), do(es) hereby grant, bargain, sell and convey unto **PAUL HERBERT and ELLEN HERBERT, Husband and Wife**, the grantee(s) whose current address is **10173 BARKER ROAD, OAK HILLS, CA 92345**, the following described premises, in **BONNER** County Idaho, to wit:

A parcel of land in Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at a point on the South Section line of said Section 12, said point being North 89° 55'30" West, 86.62 feet from the South quarter corner;

Thence North 89° 55'30" West along said South section line, 242.52 feet;

Thence North 00° 24'48" East 1299.51 feet;

Thence South 89° 55'30" East parallel with said South Section line, 225.27 feet;

Thence South 00° 21'07" East 1299.53 feeet to the point of beginning.

SUBJECT to County Road right of way.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances **except those matters shown on the Exceptions Exhibit attached hereto and made a part hereof**, and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: 28 **OCTOBER, 2004**

Robert E Soutar
ROBERT E. SOUTAR

Phyllis J Soutar
PHYLLIS J. SOUTAR

KATHY G. PIZZOLATO NOTARY PUBLIC

STATE OF **IDAHO**

COUNTY OF **BONNER** } SS:

On this 28 day of **OCTOBER, 2004**, before me, the undersigned, a Notary Public in and for the said State, personally appeared **ROBERT E. SOUTAR and PHYLLIS J. SOUTAR** 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.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kathy G. Pizzolato
Notary Public in and for said County and State

Residing at: Pacheco
Commission Exp.: 6-29-2008

RECORDING DATA:

FILED BY SANDPOINT TITLE INSURANCE 2004 OCT 28 P 4:24
MARIE SCOTT BONNER COUNTY RECORDER
DEPUTY

EXCEPTIONS EXHIBIT

SUBJECT TO:

GENERAL TAXES FOR THE YEAR 2004.

ANY TAXES CONCERNING THE PROPERTY IN QUESTION RELATING TO FOREST LAND TAXATION ACTS OF THE STATE OF IDAHO.

EASEMENT AND THE CONDITIONS CONTAINED THEREIN:
RECORDED: SEPTEMBER 12, 1972
INSTRUMENT NO.: 143460
IN FAVOR OF: PACIFIC POWER AND LIGHT COMPANY
FOR: ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES AND INCIDENTAL PURPOSES INCLUDING RIGHT OF INSPECTION
AFFECTS: SUBJECT PROPERTY

EASEMENT AND CONDITIONS CONTAINED THEREIN:
RECORDED: JUNE 30, 1977
INSTRUMENT NO: 188378
BOOK/PAGE: 66 OF MISCELLANEOUS/PAGE 537
IN FAVOR OF: OSCAR R. OSCARSON AND GAYE LYNN OSCARSON, HUSBAND AND WIFE ET AL
FOR: EASEMENT OVER EXISTING ROAD
AFFECTS: SUBJECT PROPERTY

EASEMENT AND THE CONDITIONS CONTAINED THEREIN:
RECORDED: NOVEMBER 8, 1982
INSTRUMENT NO.: 262136
IN FAVOR OF: PACIFIC POWER AND LIGHT COMPANY
FOR: ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES AND INCIDENTAL PURPOSES INCLUDING RIGHT OF INSPECTION
AFFECTS: SUBJECT PROPERTY

EASEMENT DISCLOSED BY INSTRUMENT AND CONDITIONS CONTAINED THEREIN:
IN FAVOR OF: OSCAR R. OSCARSON AND GAYE L. OSCARSON, HUSBAND AND WIFE
FOR: EASEMENT FOR INGRESS AND EGRESS
AFFECTS: SUBJECT PROPERTY
DISCLOSED BY: WARRANTY DEED
RECORDED: MARCH 19, 1984
INSTRUMENT NO.: 283793

Paul Hebert 126600A

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP031070000010A**
Site Address:	4454 Freeman Lk Rd Oldtown ID 83822 - 7000
Owner:	Johnston, Darrin & Brenda L PO Box 746 Newport WA 99156 - 7000
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	6.52 Acres (283,968 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	Patterson Acres
Census Tract/Block:	950500 / 3021
Levy:	250000 / 0.0054
Deeds:	804405 WD,793913 TD,745565 WD
Total Land Value:	$57,963.00
Total Impr Value:	$180,892.00
Total Value:	$238,855.00

Tax Information

Tax Year	Annual Tax
2019	$1,117.26
2018	$951.12
2017	$897.62

Legal

12-56N-6W PATTERSON ACRES LOT 1 CPWRS

Land

Land Use:	537 - Resid improv on cat 15
Land Categories:	15
Recreation:	
Zoning:	Rural 10
Building Categories:	25 - Two Story
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
15	6.519	$57,963.00	$19,375.00
32		$16,724.00	$0.00
37		$164,168.00	$80,625.00

Improvement

Year Built:	1995 (2013)	Bathrooms:	2	Finished Sq Ft:	2,862
Stories:	2	Bedrooms:	4	Heat:	No heat-wood stove/insert
A/C:	Yes	Garage:		Roof:	Aluminum sheet - Gable
Basement:		Carport:		Pool:	
Condition:	F	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
UTLSHED	2018	2010	96	
LEANTO	2000	2000	240	
SHEDGP	1995	1995	360	
CARSHEDO	2013	2013	720	
POLEBLDG	1995	1995	820	

NORTH IDAHO TITLE
6001-26922WW
REO#L100V9H

Instrument # 804405
BONNER COUNTY, SANDPOINT, IDAHO
1-11-2011 02:19:25 No. of Pages: 1
Recorded for : NIT
MARIE SCOTT Fee: 10.00
Ex-Officio Recorder Deputy CB
Index to: WARRANTY DEED

SPECIAL WARRANTY DEED

For value received, **FEDERAL NATIONIAL MORTGAGE ASSOCIATION** hereinafter called the Grantor, does hereby convey, remise, bargain and sell unto, **DARRIN J. JOHNSTON AND BRENDA L. JOHNSTON, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP** whose address is P.O. Box 746, Newport, Wa 99156 hereinafter called the Grantee, that certain real property, together with all appurtenances, located in BONNER county, Idaho, to wit:

LOT 1, PATTERSON ACRES, ACCORDING TO THE PLAT RECORDED IN BOOK 9 OF PLATS AT PAGE 58, RECORDS OF BONNER COUNTY, IDAHO.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN $132,300.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $132,300.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

including any after-acquired title.

Dated: January 07, 2011

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: FERRY ASKARI Ass't Vice President

By: Tamica Fuller Ass't Vice President

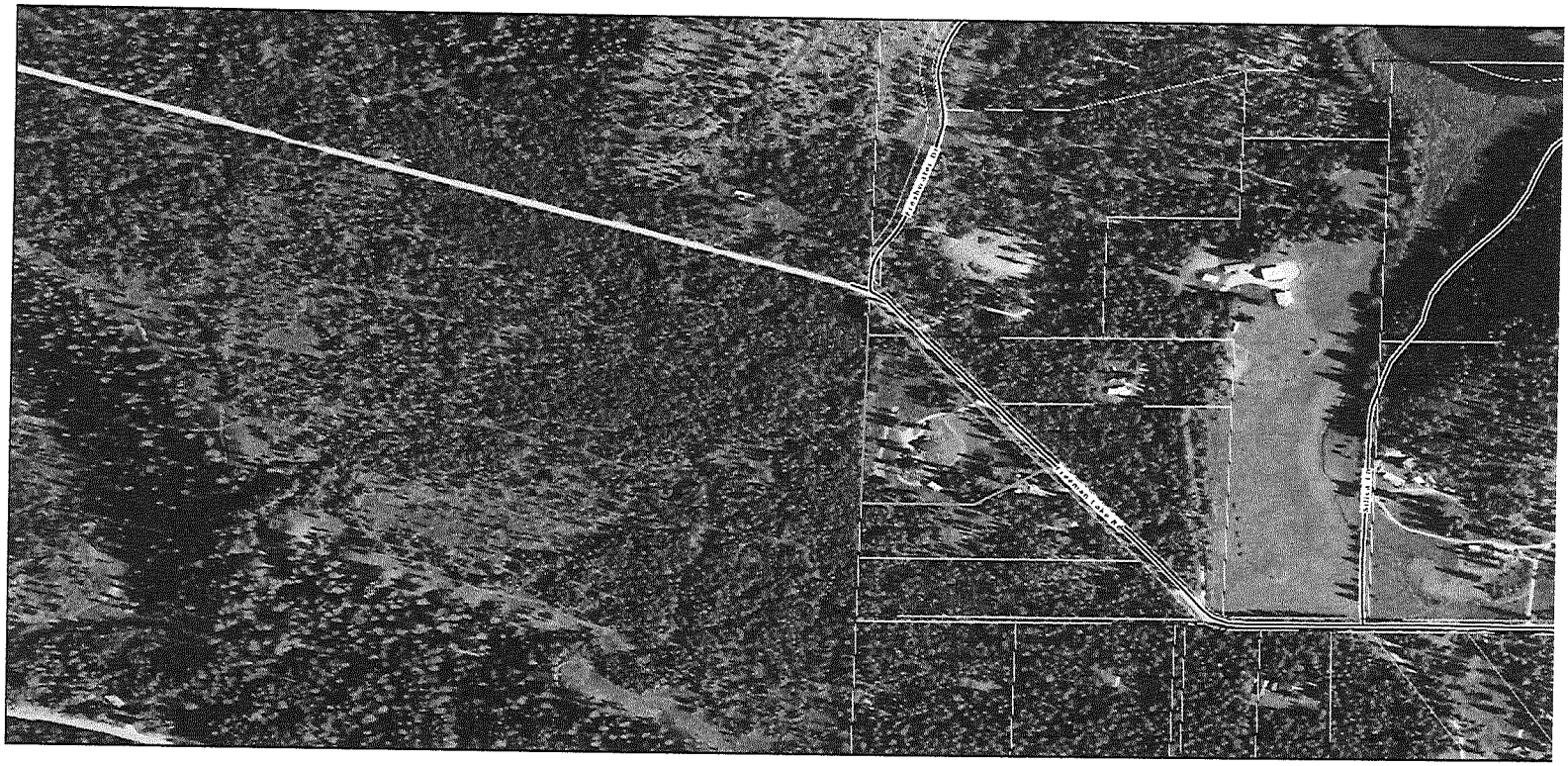
State of Texas)
)ss.
County of Dallas)

On this 10 day of January, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared FERRY ASKARI Ass't Vice President Tamica Fuller Ass't Vice President, known or identified to me to be the Assistant Vice President of the Corporation that executed the instrument or the person who executed the instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.

Notary Public in and for said County and State
Residing at:
Commission Exp.:

Shannon L. Newsome
Notary Public.
State of Texas
Comm. Exp. 10-01-14

FEDERAL NATIONAL MORTGAGE ASSOCIATION
CORPORATE SEAL
1938



Johnston 700000 10A

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W127810A**
Site Address:	4017 Freeman Lk Rd Oldtown ID 83822 - 9598
Owner:	Shindelar, John & Cristie 4102 N Staples Ave Coeur D Alene ID 83815 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	5.00 Acres (217,800 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	813996 WD,799292 TD,796919 QC,679674 QC,674179 WD
Total Land Value:	$39,896.00
Total Impr Value:	$108,308.00
Total Value:	$148,204.00

Tax Information

Tax Year	Annual Tax
2019	$1,244.48
2018	$1,273.44
2017	$1,217.54

Legal

12-56N-6W W 165FT OF E2NWSE 1999 LIBERTY 40 X 66 RP

Land

Land Use:	148 - Land-ag/timb w/mh real
Land Categories:	7;10;19
Recreation:	
Zoning:	Rural 10
Building Categories:	99 - MH-RP triple wide to 2000
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	3.715	$446.00	$0.00
10	1	$39,450.00	$0.00
19	0.285	$0.00	$0.00
32		$2,270.00	$0.00
47		$20,975.00	$0.00
48		$85,063.00	$0.00

Improvement

Year Built:	1999 (2012)	Bathrooms:		Finished Sq Ft:	5,280
Stories:		Bedrooms:		Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Comp sh to 235# - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	2	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
MISC	1999	1999		
MISC	1999	1999		
MISC	1999	1999		
UTLSHED	2012	2012	200	
FLATCP	2008	2008	560	
MHOME	1999	1999	2,468	
MHOME	1999	1999	2,468	

After recording please return to:

RES Department
380 E. Park Center Blvd. ATEC
Boise, ID 83706

Instrument # 813996
BONNER COUNTY, SANDPOINT, IDAHO
8-12-2011 02:26:54 No. of Pages: 1
Recorded for : ATEC
MARIE SCOTT Fee: 10.00
Ex-Officio Recorder Deputy
Index to WARRANTY DEED

SPECIAL WARRANTY DEED

Order No.: 108409

FOR VALUE RECEIVED

Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2005-OPT2, Asset-Backed Certificates, Series 2005-OPT2

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

John Shindelar and Cristie Shindelar husband and wife

whose current address is 4102 Staples Ave., Coeur d'Alene, ID 83822

~~4047 Freeman Lake Road, Oldtown, ID 83822~~

the grantee(s), the following described premises, in Bonner County, Idaho, TO WIT:

The West 165 feet of the East 660 feet of the Northwest Quarter of the Southeast Quarter of Section 12, Township 56 North, Range 6 West of the Boise Meridian, Bonner County, Idaho.
EXCEPTING therefrom the right of way of County Road No. 86, along the South line thereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that no encumbrances were initiated during the ownership of the undersigned nor is the undersigned aware of any such.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: August 3, 2011

Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2005-OPT2, Asset-Backed Certificates, Series 2005-OPT2

Phyllis Washington
Assistant Secretary

BY: American Home Mortgage Servicing, Inc. Attorney in Fact

State of Texas
County of Dallas } ss.

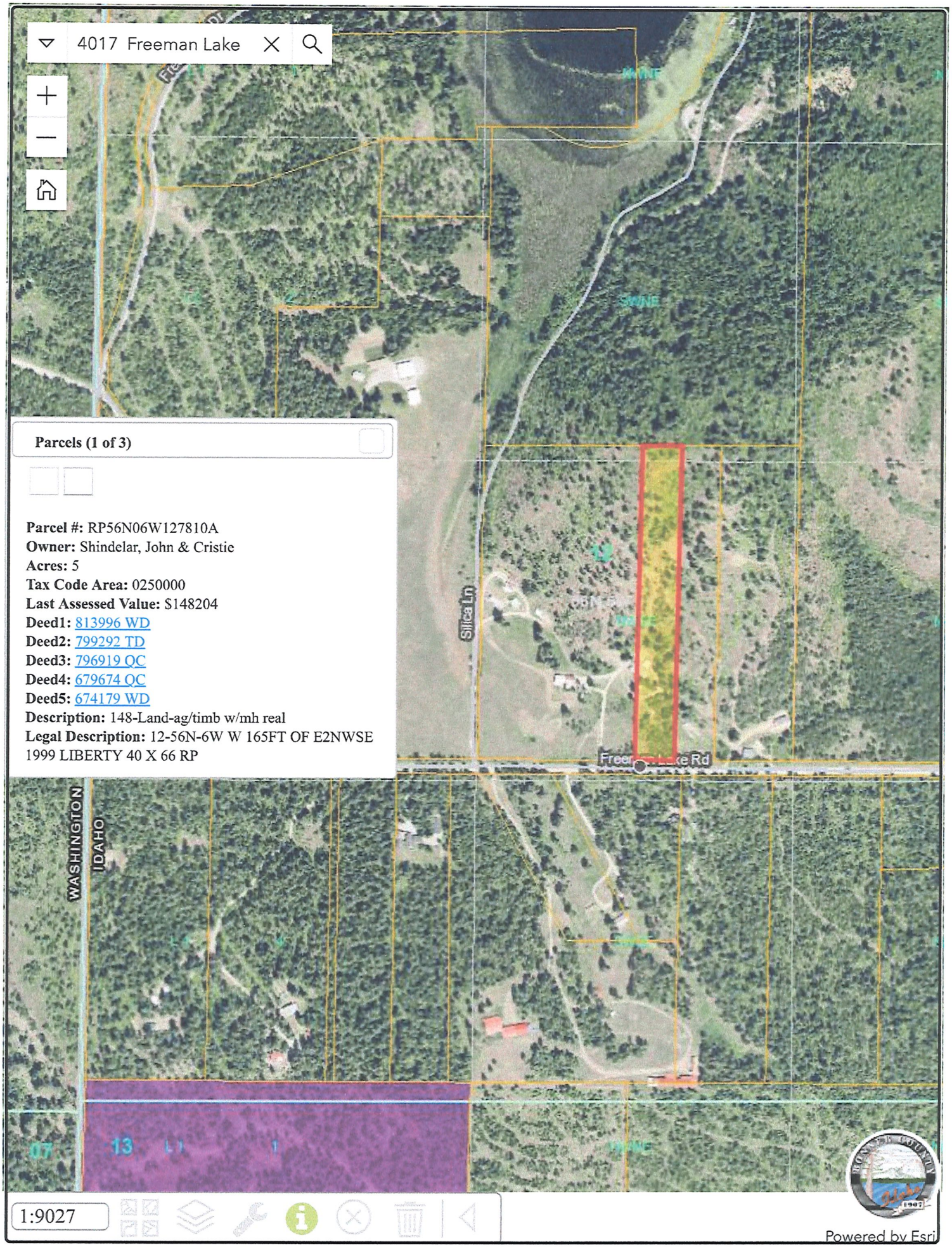
On this 3 day of August, 20 11, before me, a Notary Public in and for said state, personally appeared Phyllis Washington known to me to be the Assistant Secretary of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she/they executed the foregoing in said Corporation name and acknowledged to me that said corporation executed same as attorney in fact for **Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2005-OPT2, Asset-Backed Certificates, Series 2005-OPT2**.

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

Elizabeth Parks
Notary Public for the State of Texas
Residing at:
Commission Expires: FEB 08 2015

NOTARY PUBLIC STATE OF TEXAS
Elizabeth Parks
My Commission Expires
02/08/2015

American Home Mortgage Servicing, Inc.
4600 Regent Blvd Suite #200
Irving, TX 75063


4017 Freeman Lake
Parcels (1 of 3)
Parcel #: RP56N06W127810A
Owner: Shindelar, John & Cristie
Acres: 5
Tax Code Area: 0250000
Last Assessed Value: $148204
Deed1: 813996 WD
Deed2: 799292 TD
Deed3: 796919 QC
Deed4: 679674 QC
Deed5: 674179 WD
Description: 148-Land-ag/timb w/mh real
Legal Description: 12-56N-6W W 165FT OF E2NWSE
1999 LIBERTY 40 X 66 RP
Silica Ln
WASHINGTON
IDAHO
1:9027
Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W127950A**
Site Address:	4047 Freeman Lk Rd Oldtown ID 83822 - 9598
Owner:	Shindelar, John & Cristie 4047 Freeman Lk Rd Oldtown ID 83822 - 9598
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	20.00 Acres (871,200 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	675333 WD,637156 TD,524641 QC,410545 WD,
Total Land Value:	$2,354.00
Total Impr Value:	$23,324.00
Total Value:	$25,678.00

Tax Information

Tax Year	Annual Tax
2019	$170.86
2018	$152.40
2017	$42.20

Legal

12-56N-6W W2NWSE

Land

Land Use:	132 - Land-ag/timb w/non-res imp
Land Categories:	7;19
Recreation:	
Zoning:	Rural 10
Building Categories:	
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	19.62	$2,354.00	$0.00
19	0.38	$0.00	$0.00
32		$23,324.00	$0.00

Improvement

Year Built:	1960 (2015)	Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	1960	1960	60	
LEANTO	2015	2015	480	
POLEBLDG	1960	1960	750	
POLEBLDG	1960	1960	1,200	
POLEBLDG	2015	2015	1,200	

S41115

675333

SPECIAL WARRANTY DEED

For Value Received

The Chase Manhattan Bank, as trustee for the Structured Asset Securities Corporation Mortgage Pass-through Certificates Series

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

John Shindelar and Cristie Shindelar, husband and wife

whose address is: **4102 N. Staples Avenue, Coeur d'Alene, ID 83815**

Hereinafter called the Grantee, the following described premises situated in Bonner County, , to-wit:

That part of the Northwest quarter of the Southeast quarter, lying East of the existing roadway forming the Western boundary of the Northwest quarter of the Southeast quarter, sometimes referred to as the road that goes up to the Silica Mine, all of which lies in Section 12, Township 56 North, Range 6 West of the Boise Meridian, Bonner County, Idaho.

Except the East 660 feet thereof;

Also excepting therefrom the right of way of county Road No. 86, along the South line thereof.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

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. The Grantor warrants that said premises are free and clear of all encumbrances suffered or created by the Grantor, except such warranty does not apply to all taxes, assessments, and charges to be paid by the Grantee and any lien or encumbrance revived or placed on said premises by, through or under the Grantee, his heirs and assigns.

Dated: 2005

The Chase Manhattan Bank

BY: _____

TITLE: ANDREW C. KUREK Assistant Secretary

Ocwen Federal Bank FSB CORPORATE SEAL

FILED BY First American Title 2005 APR 27 P 3:30

BARBARA SCOTT, BONNER COUNTY RECORDER

STATE OF FL)

COUNTY OF ORANGE)ss

On this 25 day of April, 2002, before me, personally appeared ANDREW KUREK Assistant Secretary known or identified to me, to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signatures on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

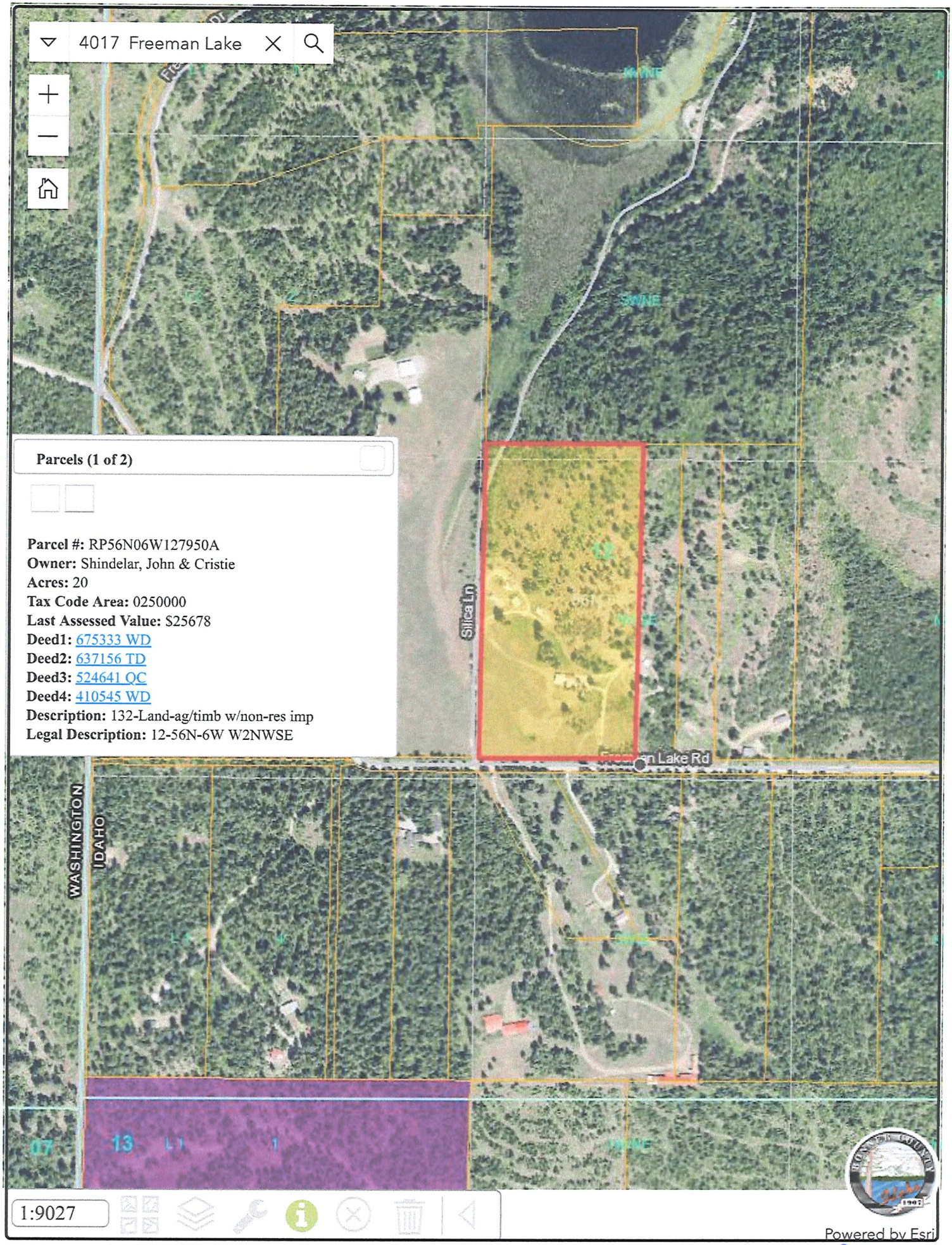
Maria Aviles

Notary Public

Residing at: ORANGE County, FL

Commission Expires: _____

Maria Aviles
My Commission DD308411
Expires April 07 2008


4017 Freeman Lake
Parcels (1 of 2)
Parcel #: RP56N06W127950A
Owner: Shindelar, John & Cristie
Acres: 20
Tax Code Area: 0250000
Last Assessed Value: $25678
Deed1: 675333 WD
Deed2: 637156 TD
Deed3: 524641 QC
Deed4: 410545 WD
Description: 132-Land-ag/timb w/non-res imp
Legal Description: 12-56N-6W W2NWSE
Silica Ln
Freeman Lake Rd
WASHINGTON
IDAHO
1:9027
Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W127840A**
Site Address:	3961 Freeman Lk Rd Oldtown ID 83822 - 9598
Owner:	Shindelar, John O & Cristie K 4102 N Staples Ave Coeur D Alene ID 83815 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	5.00 Acres (170,102 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	922357 WD,840527 WD,840526 WD,806576 WD,712129 JG
Total Land Value:	$26,840.00
Total Impr Value:	$0.00
Total Value:	$26,840.00

Tax Information

Tax Year	Annual Tax
2019	$226.20
2018	$254.74
2017	$270.42

Legal

12-56N-6W E 165FT OF W 330FT OF E 660FT OF NWSE CPWRS

Land

Land Use:	110 - Land-Ag/Timber HS vacant	Zoning:	Rural 10
Land Categories:	7;10;19	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	3.905	$390.00	$0.00
10	1	$26,450.00	$0.00
19	0.095	$0.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Instrument # 922357
Bonner County, Sandpoint, Idaho
05/30/2018 02:51:15 PM No. of Pages: 4
Recorded for: FIRST AMERICAN TITLE - SANDPOINT
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy cbrannon
Index to: WARRANTY DEED

File No. :

680458

Document Type: Warranty Deed

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
419 North Second Ave.
Sandpoint, ID 83864

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **680458-S** (**hb**) Date: **May 22, 2018**

For Value Received, **Ronald T. McCall, Jr. who acquired title as Ron T. McCall who are one and the same and Yoko K. McCall, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **John O. Shindelar and Cristie K. Shindelar, husband and wife as community property with right of survivorship**, hereinafter called the Grantee, whose current address is **4102 N. Staples Ave., Coeur d' Alene, ID 83815**, the following described premises, situated in **Bonner** County, **Idaho,** to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: **05/22/2018**

Warranty Deed
- continued

File No.: **680458-S (hb)**

Ronald T. McCall Jr.

Yoko K. McCall

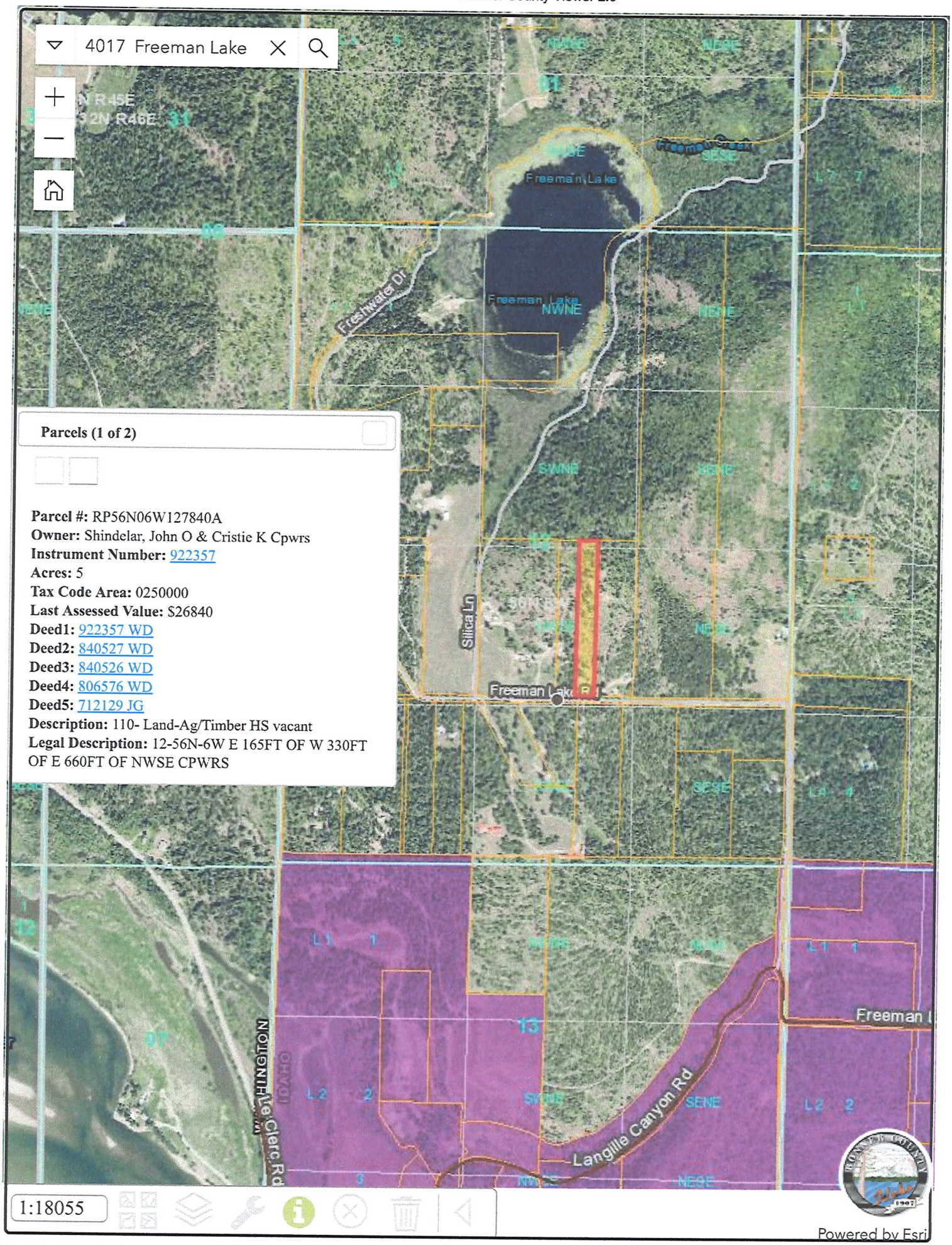
STATE OF Idaho)
SS.
COUNTY OF Bonner)

On this 24th **day of May, 2018**, before me, a Notary Public in and for said State, personally appeared **Ronald T. McCall, Jr. and Yoko K. McCall**, 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.

Notary Public for the State of Idaho
Residing at: Sandpoint
My Commission Expires: 8-10-2021

EXHIBIT A

The East 165 feet of the West 330 feet of the East 660 feet of the Northwest quarter of the Southeast quarter of Section 12, Township 56 North, Range 6 West of the Boise Meridian, Bonner County, Idaho. Excepting therefrom right of way of County Road No. 86 along the South line thereof.



Parcels (1 of 2)

Parcel #: RP56N06W127840A
Owner: Shindelar, John O & Cristie K Cpwrs
Instrument Number: 922357
Acres: 5
Tax Code Area: 0250000
Last Assessed Value: $26840
Deed1: 922357 WD
Deed2: 840527 WD
Deed3: 840526 WD
Deed4: 806576 WD
Deed5: 712129 JG
Description: 110- Land-Ag/Timber HS vacant
Legal Description: 12-56N-6W E 165FT OF W 330FT OF E 660FT OF NWSE CPWRS

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W129500A**
Site Address:	3506 Freeman Lk Rd Oldtown ID 83822 - 9598
Owner:	Oscarson, Jeremy 15880 Kootenai St Rathdrum ID 83858 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	8.00 Acres (348,480 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	250000 / 0.0054
Deeds:	871894 QC,662021 QC,
Total Land Value:	$62,129.00
Total Impr Value:	$0.00
Total Value:	$62,129.00

Tax Information

Tax Year	Annual Tax
2019	$394.89
2018	$441.45
2017	$404.42

Legal

12-56N-6W TAX 17 1978 SKYLINE 14 X 66 MH

Land

Land Use:	513 - Land Rural cat 12 w/MH	Zoning:	Rural 10
Land Categories:	12	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	8	$62,129.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Instrument # 871894
BONNER COUNTY, SANDPOINT, IDAHO
4-8-2015 3:11:30 PM No. of Pages: 2
Recorded for: DECKER LAW OFFICES
Michael W Rosedale Fee: $13.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

After recording return to:

GREGORY L. DECKER
Attorney at Law
1919 N. 3rd Street
Coeur d'Alene, Id. 83814

Instrument # 866477
BONNER COUNTY, SANDPOINT, IDAHO
11-4-2014 02:31:25 PM No. of Pages: 1
Recorded for : DECKER LAW
R. ANN DUTSON-SATER Fee: 10.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

Corrected **QUITCLAIM DEED** TO CORRECT LEGAL

15880 Kootenai St Rathdrum, ID 83858

THE GRANTOR, ERIC D. OSCARSON, a single man, for and in consideration of love and affection to my son, JEREMY OSCARSON, a married man as his sole and separate property, any and all interest he may have in the following described real estate, situated in the County of Bonner, State of Idaho:

15880 Kootenai St, Rathdrum, ID 83858

12-56-6W TAX 17, with 1978 Skyline 14/66 MH

APN: RP56N-06W-129500A See exhibit 'A'

DATED: this 18th day of July, 2014.

X
ERIC D. OSCARSON

STATE OF IDAHO)
) ss.
County of Kootenai)

On this day personally appeared before me ERIC D. OSCARSON, to me known to be the individual who executed the foregoing document and acknowledged that he signed the Warranty Deed for the uses and purposes therein mentioned.

GIVEN under may hand and official seal this 18 day of July, 2014.

NOTARY in and for the State of Idaho
Residing at: Coeur d'Alene, Id
My Commission expires: 12-22-16

Exhibit A

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, STATE OF IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, BEING MARKED BY A 1-1/2 INCH DIAMETER ALUMINUM CAP MONUMENT IN A FOUR INCH SQUARE CONCRETE POST;
THENCE NORTH 88°07'41" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 25.00 FEET TO A 5/8 INCH REBAR BY PLS 10559 AND TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION;

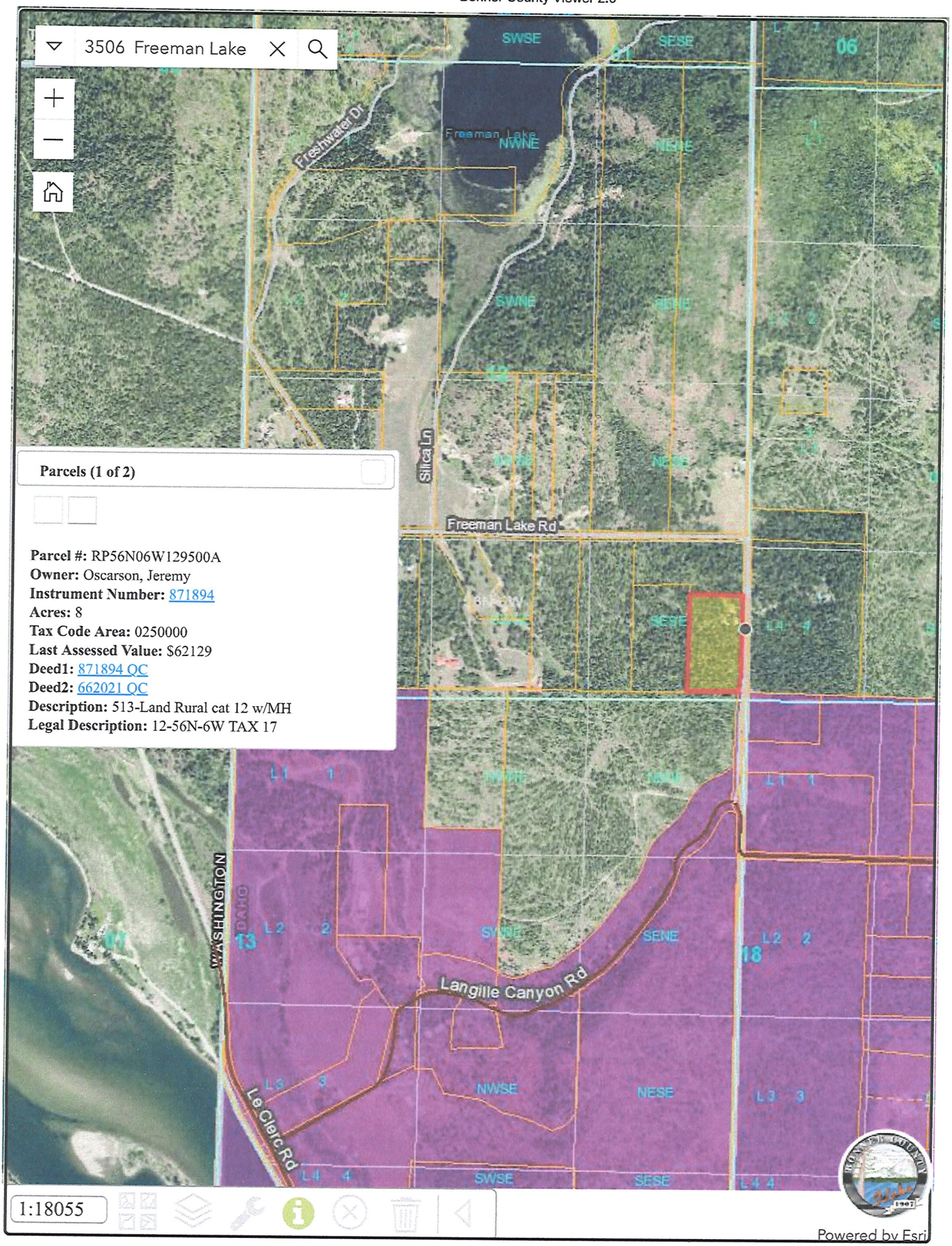
THENCE CONTINUING NORTH 88"07'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 427.80 FEET TO A 5/8 INCH REBAR BY PLS 10559;

THENCE NORTH 01°49'39" EAST, 452.80 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 814.58 FEET TO A 5/8 INCH REBAR BY PLS 10559;

THENCE SOUTH 88°07'41" EAST, 814.58 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 427.80 FEET TO A 5/8 INCH REBAR BY PLS 10559;

THENCE SOUTH 01°49'39" WEST, 25.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 814.58 FEET TO THE ABOVE REFERENCED **TRUE POINT OF BEGINNING**.

CONTAINING 8.0 ACRES OR 348,480 SQUARE FEET. INCLUDING EASEMENTS AND EXCLUDING PUBLIC ROADWAYS PER RECORDS OF BONNER COUNTY, IDAHO.



Parcels (1 of 2)

Parcel #: RP56N06W129500A
Owner: Oscarson, Jeremy
Instrument Number: 871894
Acres: 8
Tax Code Area: 0250000
Last Assessed Value: $62129
Deed1: 871894 QC
Deed2: 662021 QC
Description: 513-Land Rural cat 12 w/MH
Legal Description: 12-56N-6W TAX 17

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W065601A**
Site Address:	1337 Silica Ln Oldtown ID 83822 - 1914
Owner:	Mandigo, Russell J & Marilyn J PO Box 1914 Newport WA 99156 - 1914
Twn/Range/Section:	56N / 05W / 06
Parcel Size:	1.00 Acres (43,560 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	899754 QC,546730 SE,541839 QC
Total Land Value:	$39,450.00
Total Impr Value:	$99,462.00
Total Value:	$138,912.00

Tax Information

Tax Year	Annual Tax
2019	$661.19
2018	$563.32
2017	$516.09

Legal

6-56N-5W TAX 3

Land

Land Use:	534 - Resid improv on cat 12
Land Categories:	12
Recreation:	
Zoning:	Agricultural/Forestry 20
Building Categories:	12 - One Story w/ basement
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	1	$39,450.00	$19,725.00
32		$2,336.00	$0.00
34		$97,126.00	$48,563.00

Improvement

Year Built:	1970 (1990)	Bathrooms:	1	Finished Sq Ft:	1,099
Stories:	1	Bedrooms:	2	Heat:	No Heat
A/C:	Yes	Garage:		Roof:	Corrugated steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	1990	1990	396	

Instrument # 899754
BONNER COUNTY, SANDPOINT, IDAHO
12-23-2016 08:35:02 AM No. of Pages: 2
Recorded for : MARILYN MANDIGO
MICHAEL W ROSEDALE Fee: 13.00
Ex-Officio Recorder Deputy CB
Index to: QUIT CLAIM DEED

QUITCLAIM DEED

GRANTOR: RUSSELL J. MANDIGO, P O Box 1914, Newport, WA 99156

GRANTEE: RUSSELL J. MANDIGO AND MARILYN J. MANDIGO, P O Box 1914, Newport, WA 99156

For value received, Grantor, REMISES, RELEASES and forever QUITCLAIMS unto Grantees, as his sole and separate property, and to Grantee's heirs and assigns, forever, all of his right, title and interest, including any after acquired interest, in the following described real property in Bonner Count, Idaho.

> Government Lot 9 in Section 6, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho described as follows:
>
> Beginning at the Southwest corner of Government Lot 9 thence North 485 feet to the true point of beginning; thence north on the west line of Government Lot 9, 208.57 feet; thence East 208.57 feet; thence South 208.57 feet: thence West 208.57 feet to the true point of beginning.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging.

In construing this Deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, Grantor has subscribed this instrument on the 22nd day of December, 2016

Russell J. Mandigo

Russell J. Mandigo

STATE OF IDAHO)

:ss

County of Bonner)

On this 22 day of December 2016, before me the undersigned a Notary Public in and for said State, personal appeared Russell J. Mandigo, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

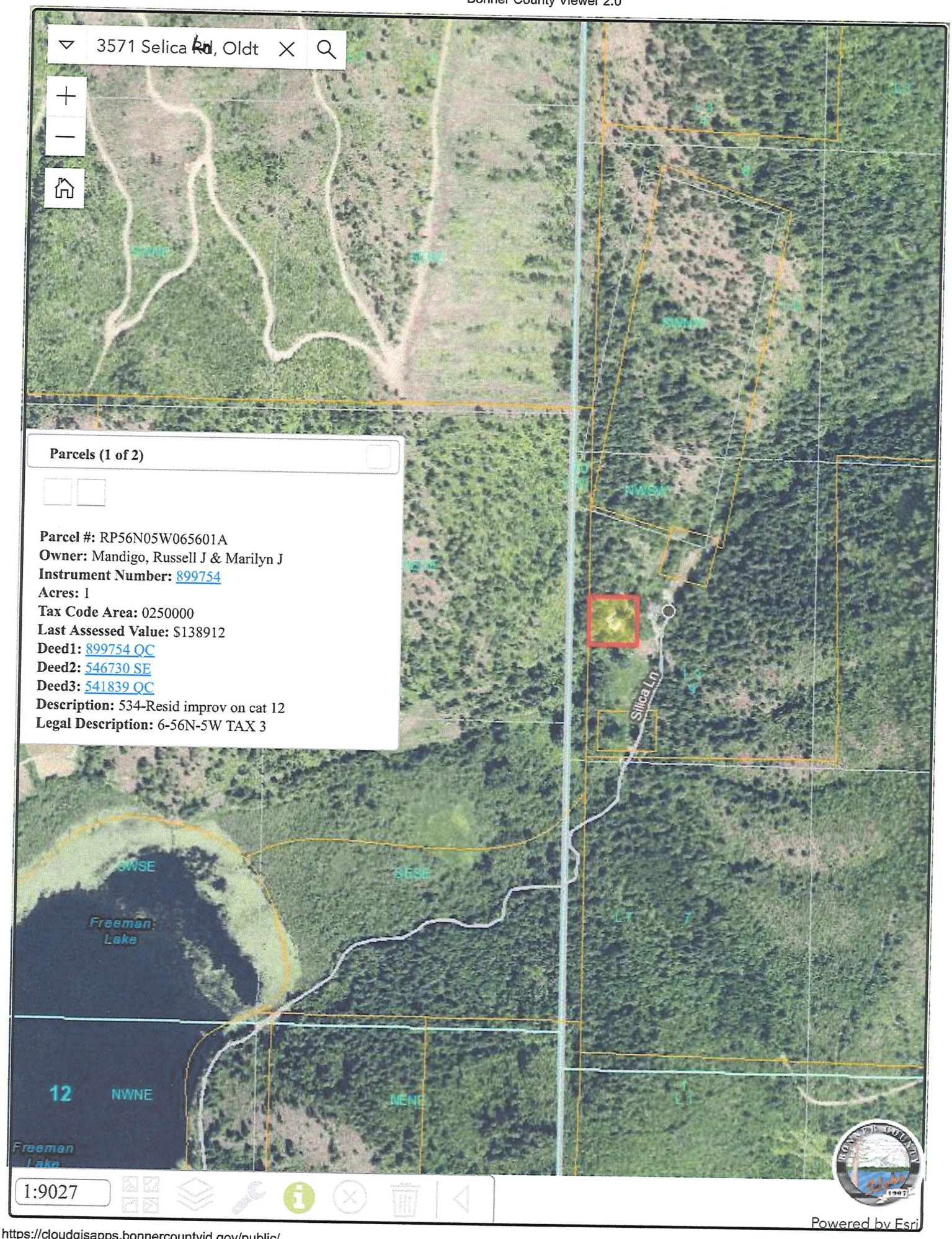
KATHY MITCHELL NOTARY PUBLIC STATE OF IDAHO

Kathy Mitchell

Notary Public – State of Idaho

Residing at Priest River, Idaho therein

My commission expires November 1, 2019


3571 Selica Rd, Oldt
Parcels (1 of 2)
Parcel #: RP56N05W065601A
Owner: Mandigo, Russell J & Marilyn J
Instrument Number: 899754
Acres: 1
Tax Code Area: 0250000
Last Assessed Value: $138912
Deed1: 899754 QC
Deed2: 546730 SE
Deed3: 541839 QC
Description: 534-Resid improv on cat 12
Legal Description: 6-56N-5W TAX 3
Silica Ln
SWSE
SESE
Freeman Lake
12
NWNE
NENE
Freeman Lake
1:9027
Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W063651A**
Site Address:	
	ID 83822
Owner:	Chadwick, Marie Et Al
	2673 NW Rolling Green Dr
	Corvallis OR 97330 -
Twn/Range/Section:	56N / 05W / 06
Parcel Size:	19.56 Acres (852,034 SqFt)
Lot Dimensions:	
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	406484 QC
Total Land Value:	$6,435.00
Total Impr Value:	$0.00
Total Value:	$6,435.00

Pursue Mandy's part "et al"

Tax Information

Tax Year	Annual Tax
2019	$50.78
2018	$53.34
2017	$54.00

Legal

6-56N-5W FULL MOON LODE LESS PT TAX 4

Land

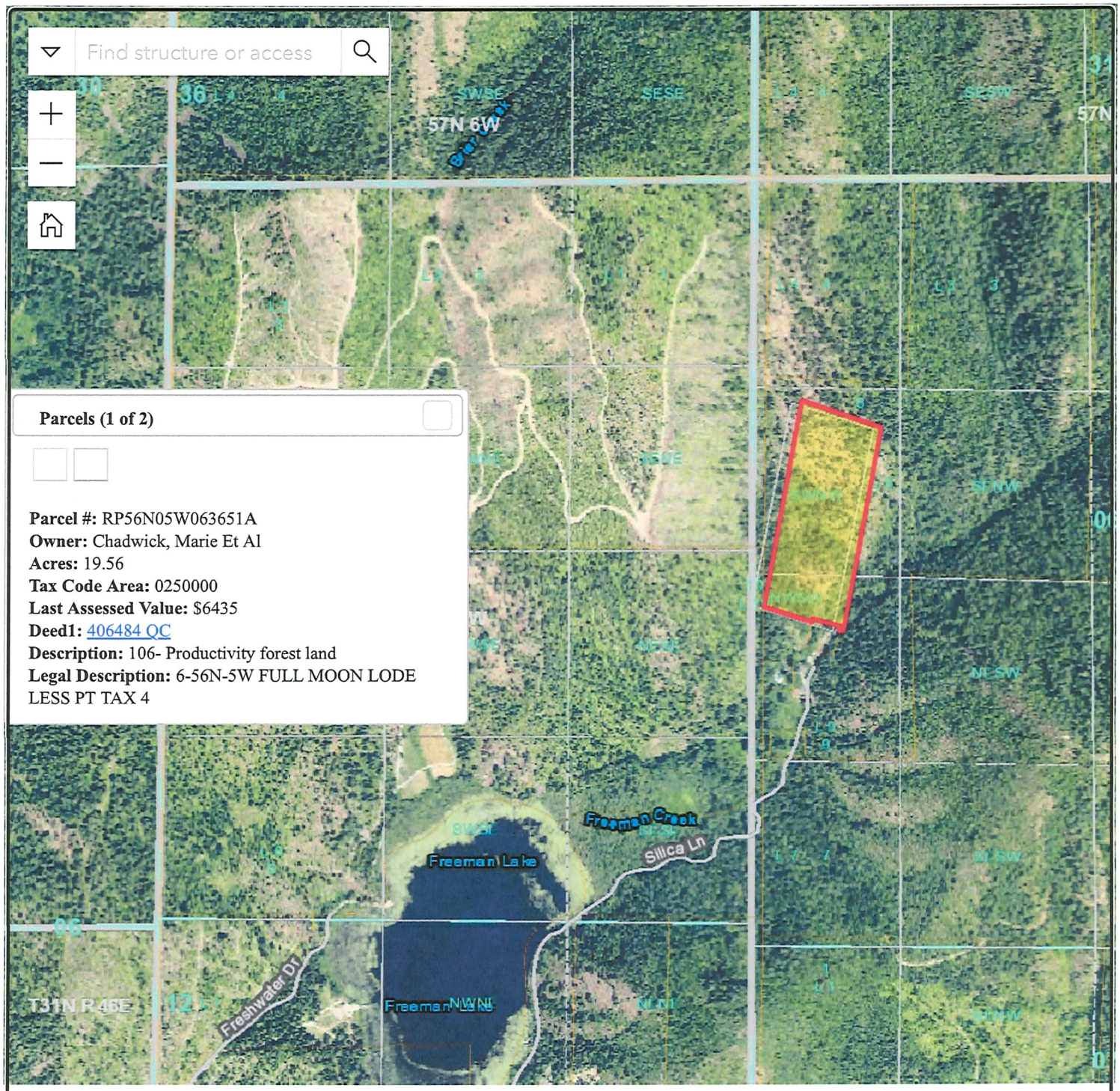
Land Use:	106 - Productivity forest land	Zoning:	Agricultural/Forestry 20
Land Categories:	6	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
6	19.56	$6,435.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	



1:18055

Powered by Esri

342339

WARRANTY DEED

For value received JULIA MARIE MANDIGO, SS# 533-10-1605, the Grantor, does hereby grant, bargain, sell and convey unto MARIE CHADWICK, JUNE LARSON, KATHLEEN WHITEHOUSE, DAVID H. MANDIGO, WALLACE L. MANDIGO, RUSSELL J. MANDIGO, and ROSE ANN WOOD, the Grantees, all married persons who are the Grantors children, whose current address is Rt. 4, Box 250, Oldtown, Idaho 83822, the following described premises, in Bonner County, Idaho, to-wit:

IN THE COUNTY OF BONNER, STATE OF IDAHO:
Government Lots 3, 8, and 9, and SE¼ of NW¼, all situated in Section 6, Township 56 North, Range 5 West, Boise Meridian, excepting therefrom:

A tract of land in Government Lots 7 and 9, Section 6, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho. Said tract being more particularly described as follows:

Beginning at the Southwest corner of said Section 6; Thence N0°05'E, along the West line of said Section 6, 2087.50 feet; thence S89°55'E, perpendicular to the West line of said Section 6, 298.24 feet to the true point of beginning; thence N14°29'49" E, 208.71 feet; thence S75°30'11" E 208.71 feet; thence S14°29'49"W 208.71 feet; thence N75°30'11"W 208.71 feet to the true point of beginning. Said tract containing 1 acre and including right of way for ingress and egress over the existing access road of the adjacent property.

AND

Beginning at the S.W. corner of said Section 6, thence N0°05' E along the West line of said Section 6, 1825.52 feet to the true point of beginning, thence continuing 208.57 feet on the same bearing; thence S89°55" E 208.57 feet; thence S °05' W 208.57 feet; thence N89°55'W 208.57 feet, more or less to the true point of beginning.

Said tract contains a square one acre parcel, together with and subject to a non-exclusive right of way for ingress and egress, and egress over the existing road.

AND

A tract of land in Government Lots 7 and 9, Section 6, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho. Said tract being more particularly described as follows:

Daniel P. Featherston
Attorney At Law
105 Pine #109 - P.O. Box 1
Sandpoint, Idaho 83864
(208) 263-6866

Daniel P. Featherston
Attorney At Law
105 Pine #109 - P.O. Box
Sandpoint, Idaho 83864
(208) 263-6866

342339

Beginning at the Southwest corner of said Section 6; thence N °05'E, along the West line of said Section 6, 1300.52 feet; thence S89°55'E, perpendicular to the West line of said Section 6, 48.73 feet to the true point of beginning; thence N °05'E 175.00 feet; thence S89°55'E 249.91 feet; thence S °05'W 175.00 feet: thence N89°55'W 249.91 feet to the true point of beginning. Said tract containing one acre and including right of way for ingress and egress over the existing access road of the adjacent property.

This deed is given as a gift of the Grantor to convey to the Grantees, during her lifetime, the family farm. It is therefore the intent of the Grantor that the Grantees shall each hold their interest therein as their sole and separate property free of any claim of ownership by their spouse and the Grantees shall hold the same as tenants in common.

Grantor further specifies that during the lifetime of the Grantor, Kathleen Whitehouse, Wallace Mandigo and Russell J. Mandigo have each received title free and clear to a one acre portion of said farm. The Grantees shall convey title to one acre portions of the property to each of the remaining Grantees so that each of the seven Grantees will have a one acre parcel which they solely own, together with deeded access for ingress and egress and utilities.

Grantor reserves unto herself the right, for the remainder of her life, to reside on the premises to cut and market all timber growing on the premises. Such right shall terminate upon her death and conclusive proff of termination of the interest hereby reserved shall be by recording the sworn statement of three of the Grantees attesting to the dath of the Grantor with a Certified copy of the death certificate attached thereto.

Grantees may occupy premises jointly with Grantor during her lifetime, however her right of occupancy shall be paramount. Grantees shall be responsible during Grantors lifetime for maintenance of roads, buildings, fences and payment of all property taxes.

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; and that they are free from all incumbrances, except all easements, rights of way, covenants and restrictions of record as are above set forth, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: October 1, 1987.

Daniel F. Featherston
Attorney At Law
105 Pine #109 - P.O. Box J
Sandpoint, Idaho 83864
(208) 263-6866

Daniel F. Featherstc
Attorney At Law
105 Pine #109 - P.O. Bo
Sandpoint, Idaho 8386
(208) 263-6866

Julia Marie Mandigo
JULIA MARIE MANDIGO

STATE OF IDAHO, COUNTY OF BONNER:

On this 1st day of October, 1987, before me, a Notary Public in and for said State, personally appeared JULIA MARIE MANDIGO, A widow, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Daniel L. Leatherwood
Notary Public - State of Idaho
Residing at Sandpoint therein.
My Commission is lifetime.

FILED BY Lon Leatherwood
BOOK ____ OF
PAGE ____ FEE ____
'87 NOV 10 PM 2 49
CLIFFORD B. CHAPIN
RECORDER OF BONNER
COUNTY BY SR DEP.

pg. 141

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N05W062401A**
Site Address:	
	ID 83822
Owner:	Chadwick, Marie Et Al
	2673 NW Rolling Green Dr
	Corvallis OR 97330 -
Twn/Range/Section:	56N / 05W / 06
Parcel Size:	123.65 Acres (5,386,194 SqFt)
Lot Dimensions:	
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	342339 WD
Total Land Value:	$141,642.00
Total Impr Value:	$11,999.00
Total Value:	$153,641.00

Russell Mandigo part of "et al"

Tax Information

Tax Year	Annual Tax
2019	$953.58
2018	$1,035.72
2017	$981.20

Legal

6-56N-5W GOV LOTS 3 & 8, SENW GOV LOT 9 LESS TAX 2 & 3 & PT TAX 4

Land

Land Use:	132 - Land-ag/timb w/non-res imp	Zoning:	Agricultural/Forestry 20
Land Categories:	6;10	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
6	100.65	$33,114.00	$0.00
10	23	$108,528.00	$0.00
32		$11,999.00	$0.00

Improvement

Year Built:	1960 (1990)	Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Other Improvements

Description	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	1990	1990	286	
POLEBLDG	1960	1960	400	
LEANTO	1965	1965	480	
POLEBLDG	1965	1965	1,120	

406434

QUIT CLAIM DEED

The Grantor Julia Marie Mandigo SS# 533-30-1605

for and in consideration of the sum of $ 10.00 Dollars and other valuable considerations in hand paid, remise, release, and quit claim unto Marie Chadwick, June Larson, Kathleen Whitehouse, David H. Mandigo, Wallace L. Mandigo, Russell J. Mandigo and Rose Ann Wood, the Grantees, all married persons who are the Grantors children:

the following described real estate situated in Bonner County, Idaho:

T. 56 N., R. 5.W.,
sec. 6, Full Moon Lode as shown on amended plat of section 6, Township 56 North, Range 5 West, approved on April 14,1920.

Cont ining 19.63 acres

FILED BY D. Mandigo
'92 MAY 29 AM 9 04
RECORDER OF BONNER COUNTY BY SR DEP.

SIGNED, this 20TH. day of MAY, 1992

Julia M. Mandigo
Julia M Mandigo

STATE OF ~~IDAHO~~ WASHINGTON,
County of ~~Bonner~~ WHATCOM } ss.

On this 20 day of May, 1992, before me, MARIAN W DAWES a Notary Public, in and for said state, personally appeared JULIA MARIE MANDIGO known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that she executed the same.

In Witness Whereof, I have hereunto set my hand and notarial seal on the date last above written.

M. Marian Dawes
Notary Public, residing at
College Place, WA ~~Idaho~~

STATE OF IDAHO,
County of Bonner } ss.

Filed for record at the request of _____

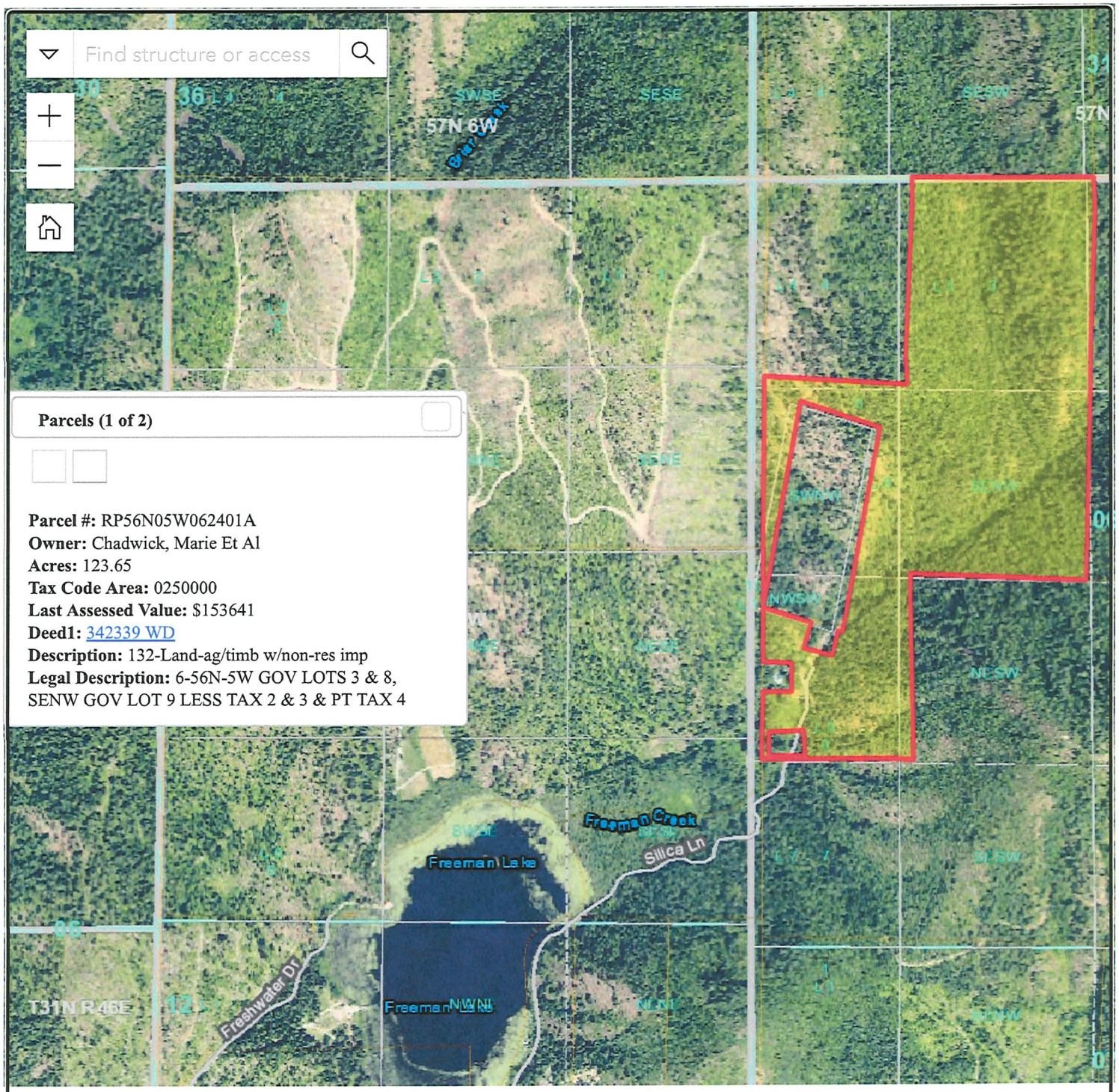
on the _____ day of _____, 19____, at _____ o'clock _____ M.

in Book _____ of Deeds, on page _____

_____ Recorder.

By _____ Deputy. Recording fee. $_____

MAIL DEED TO:	MAIL TAX NOTICE TO:
Mandigo PO Box 234 Priest River, Id 83856	Name Address City & State



Parcels (1 of 2)

Parcel #: RP56N05W062401A
Owner: Chadwick, Marie Et Al
Acres: 123.65
Tax Code Area: 0250000
Last Assessed Value: $153641
Deed1: 342339 WD
Description: 132-Land-ag/timb w/non-res imp
Legal Description: 6-56N-5W GOV LOTS 3 & 8, SENW GOV LOT 9 LESS TAX 2 & 3 & PT TAX 4

1:18055

Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W128460A**
Site Address:	3958 Freeman Lk Rd Oldtown ID 83822 - 9598
Owner:	Oscarson, Eric B PO Box 3547 Oldtown ID 83822 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	5.64 Acres (245,591 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	250000 / 0.0054
Deeds:	708017 QC,569310 QC,
Total Land Value:	$55,323.00
Total Impr Value:	$0.00
Total Value:	$55,323.00

Tax Information

Tax Year	Annual Tax
2019	$359.14
2018	$311.26
2017	$360.97

Legal

12-56N-6W TAX 16 1971 MODULINE 12 X 52 MH

Land

Land Use:	513 - Land Rural cat 12 w/MH	Zoning:	Rural 10
Land Categories:	12	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	5.638	$55,323.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**MH56N06W12846AA**
Site Address:	3958 Freeman Lk Rd Oldtown ID 83822 - 9598
Owner:	Oscarson, Eric B (Nto) Platts, Richard P PO Box 3547 Oldtown ID 83822 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	0.00 Acres (0 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	
Levy:	250000 / 0.0054
Total Land Value:	$0.00
Total Impr Value:	$2,000.00
Total Value:	$2,000.00

Tax Information

Tax Year	Annual Tax
2019	$201.01
2018	$132.29
2017	$0.00

Legal

12-56N-6W 1971 MODULINE 12 X 52 STORAGE ONLY

Land

Land Use:	546 - MH parcel on own ld not RP	Zoning:	
Land Categories:		Building Categories:	79 - MH Storage only
Recreation:		School District:	

Assessor Categories

Category	Quantity	Value	Exemption
46		$2,000.00	$0.00

Improvement

Year Built:	1971 (1971)	Bathrooms:		Finished Sq Ft:	624
Stories:		Bedrooms:		Heat:	Undefined
A/C:	Yes	Garage:		Roof:	Aluminum sheet - Flat or Shed
Basement:		Carport:		Pool:	
Condition:	F	Fireplace:	1	Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
MHOME	1971	1971	624	

Return To:
LandAmerica Lawyers Title
301 N Third
Coeur d'Alene, ID 83814
Escrow No. 06-9562
47738

708017

SANDPOINT TITLE INSURANCE

FILED BY
2006 JUL 11 A 11:09
6.00
MARIE SCOTT
BONNER COUNTY RECORDER
DEPUTY

QUITCLAIM DEED

FOR VALUE RECEIVED

Shawn E. Oscarson, a married woman spouse of grantee

do(es) hereby convey, release and forever quitclaim unto:

Eric B. Oscarson, a married man as his sole and separate property

whose current address is: PO Box 2065, Priest River, ID 83856

the following described premises, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Date: July 7, 2006

Shawn E. Oscarson

Shawn E. Oscarson

STATE OF Idaho)
) ss.
COUNTY OF Kootenai)

On this 10th day of July, in the year of 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared
Shawn E. Oscarson
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 for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

DEBBIE K. MATTHEWS NOTARY PUBLIC STATE OF IDAHO

Debbie K. Matthews
Notary Public in and for said State
Residing at: Coeur d'Alene
Commission Expires: 3-30-11

Exhibit "A"

A parcel of land located in the Southwest quarter of the Southeast quarter of Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at a 1 1/2 inch aluminum cap in a 4 inch square concrete monument which marks the Southeast corner of said Section 12, from which a 1 1/2 inch aluminum cap in a 4 inch square concrete monument marking the South quarter corner of said Section 12 bears North 88° 07'41" West 2637.29 feet distant;

Thence along said South line North 88° 07'41" West 1683.89 feet to the Southeast corner of that certain Assignment Deed of record on file at Instrument No. 545731, records of Bonner County;

Thence along the East line of said Deed, North 01° 14'48" East 574.37 feet to a 5/8 inch rebar with plastic cap marked INC PLS 8962, said point marks the true point of beginning of the parcel of land hereinafter described;

Thence North 88° 39'02" West 158.44 feet to a 5/8" rebar with plastic cap in a concrete monument;

Thence North 26° 09'01" West 806.40 feet to a 5/8" rebar with a plastic cap marked INC PLS 8962, said point lying on the South right of way line of an existing county road;

Thence along said South right of way line South 88° 28'14" East 529.51 feet to a 5/8 inch rebar with a plastic cap marked INC PLS 8962;

Thence departing said right of way line South 01° 14'48" West 713.62 feet to the true point of beginning.

After Recording Return To:
Nick M. Lamanna, Esq.
Attorney at Law
PO Box 789
Priest River, ID 83856

FILED BY
N Lamanna
2000 SEP -1 A 10 16
BARBARA SCOTT
BONNER COUNTY RECORDER
DEPUTY

569310

QUIT CLAIM DEED

THE **GRANTOR, RONNIE A. OSCARSON**, a single man, for a valuable consideration, remises, releases and quitclaims unto **ERIC B. OSCARSON**, a married man, taking as his sole and separate property, of Post Office Box 2065, Priest River, Idaho 83856, the **GRANTEE**, all of his right, title and interest in and to the following described real property in Bonner County, State of Idaho, to wit:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-1/2 INCH ALUMINUM CAP IN A 4 INCH SQUARE CONCRETE MONUMENT WHICH MARKS THE SOUTHEAST CORNER OF SAID SECTION 12, FROM WHICH A 1-1/2 INCH ALUMINUM CAP IN A 4 INCH SQUARE CONCRETE MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 88□07'41" WEST 2637.29 FEET DISTANT;

THENCE ALONG SAID SOUTH LINE NORTH 88□07'41" WEST 1683.89 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN ASSIGNMENT DEED OF RECORD ON FILE AT INSTRUMENT NUMBER 545731, RECORDS OF BONNER COUNTY;

THENCE ALONG THE EAST LINE OF SAID DEED NORTH 01□14'48" EAST 574.37 FEET TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED INC PLS 8962, SAID POINT MARKS THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED;

THENCE NORTH 88□39'02" WEST 158.44 FEET TO A 5/8" REBAR WITH PLASTIC CAP IN A CONCRETE MONUMENT.

569310

THENCE NORTH 26□09'01" WEST 806.40 FEET TO A 5/8" REBAR WITH A PLASTIC CAP MARKED INC PLS 8962, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF AN EXISTING COUNTY ROAD;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88□28'14" EAST 529.51 FEET TO A 5/8 INCH REBAR WITH A PLASTIC CAP MARKED INC PLS 8962;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 01□14'48" WEST 713.62 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 245,598.6 SQUARE FEET OR 5.64 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS OF RECORD.

DATED this 15th day of June, 2000.

Ronnie A. Oscarson

Ronnie A. Oscarson

STATE OF IDAHO,)
: ss
County of Bonner.)

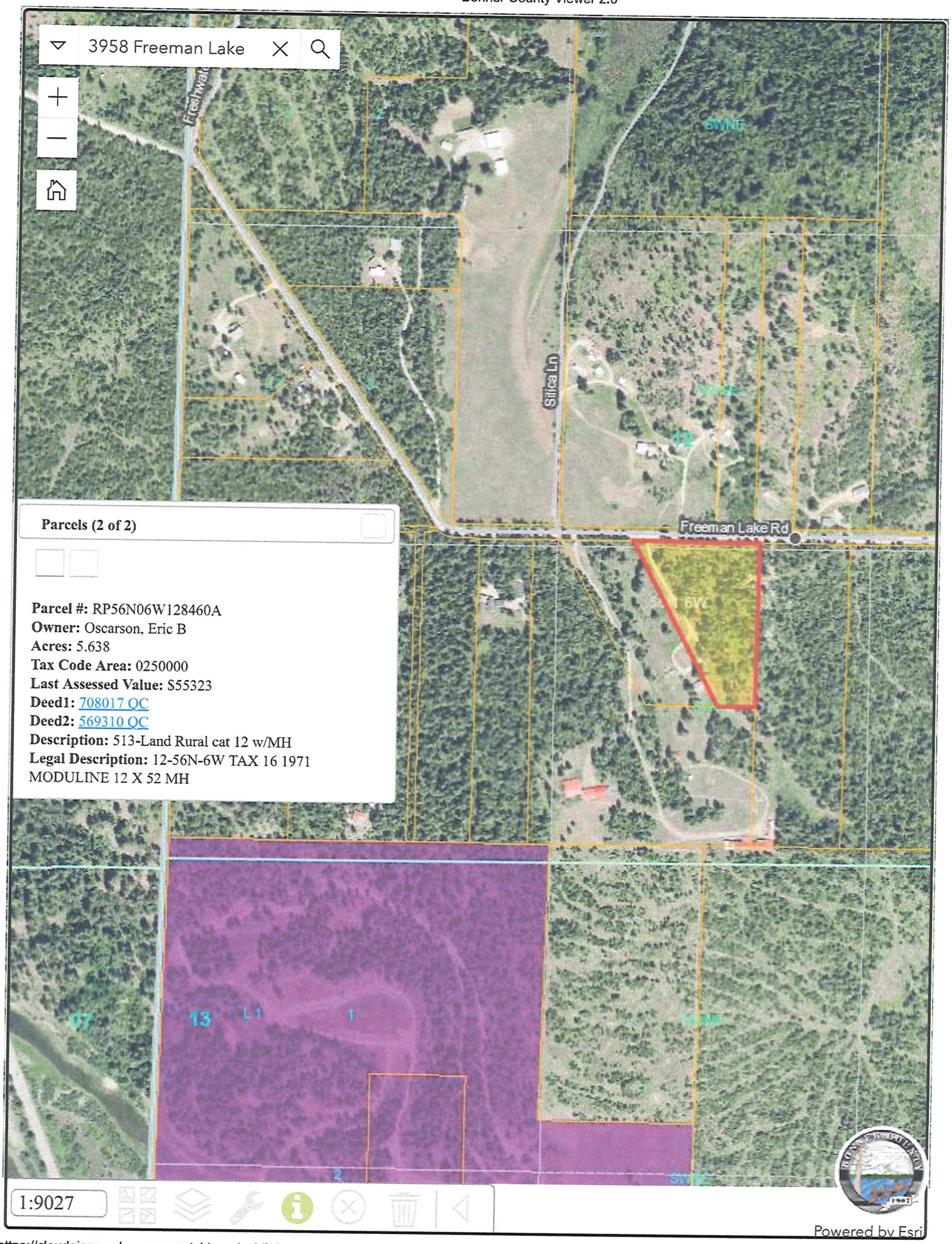
On this 15th day of June 2000, before me, the undersigned, a Notary Public in and for said state, personally appeared **Ronnie A. Oscarson**, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

ARLENE NELSON NOTARY PUBLIC STATE OF IDAHO

Arlene Nelson
Notary Public – State of Idaho.
Residing at Priest River, therein.
My commission expires: 9-28-2004

QUIT CLAIM DEED
P-2



Parcels (2 of 2)

Parcel #: RP56N06W128460A
Owner: Oscarson, Eric B
Acres: 5.638
Tax Code Area: 0250000
Last Assessed Value: $55323
Deed1: 708017 QC
Deed2: 569310 QC
Description: 513-Land Rural cat 12 w/MH
Legal Description: 12-56N-6W TAX 16 1971 MODULINE 12 X 52 MH

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	2010	2010	144	
SHEDGP	1970	1970	200	
POLEBLDG	2010	2010	216	
LEANTO	1970	1970	336	
LEANTO	1970	1970	336	
POLEBLDG	1970	1970	480	

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W120002A**
Site Address:	3635 Freeman Lk Rd
	Oldtown ID 83822 - 9598
Owner:	Mullen, Jeff R & Ellen L
	3635 Freeman Lk Rd
	Oldtown ID 83822 - 9598
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	60.00 Acres (2,613,600 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	431266 WD
Total Land Value:	$46,484.00
Total Impr Value:	$44,261.00
Total Value:	$90,745.00

Tax Information

Tax Year	Annual Tax
2019	$567.64
2018	$494.00
2017	$535.50

Legal

12-56N-6W E2E2NE & E2NESE

Land

Land Use:	131 - Land-ag/timb w/resid Imp
Land Categories:	7;10;19
Recreation:	
Zoning:	Rural 10
Building Categories:	25 - Two Story
School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
7	58.62	$7,034.00	$0.00
10	1	$39,450.00	$19,725.00
19	0.38	$0.00	$0.00
31		$37,686.00	$18,843.00
32		$6,575.00	$0.00

Improvement

Year Built:	1970 (2010)	Bathrooms:	1	Finished Sq Ft:	1,782
Stories:	2	Bedrooms:	4	Heat:	Electric baseboard
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	F	Fireplace:	1	Foundation:	

FILED [illegible] American Title

'93 SEP 2 PM 3 33

RECORDED OF BONNER
COUNTY [illegible] DEP.

431266

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Grantor, MARGERY N. JOHNSON, a widow, of Route 4, Box 231, Oldtown, Idaho 83822, FOR A VALUABLE CONSIDERATION, DOES HEREBY grant, bargain, sell and convey unto JEFF R. MULLEN and ELLEN L. MULLEN, husband and wife, of P. O. Box 834, Priest River, Idaho 83856, the Grantees, the following described property in Bonner County, State of Idaho, to wit:

> The East Half of the East Half of the Northeast Quarter and the East Half of the Northeast Quarter of the Southeast Quarter, all in Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho;
>
> LESS a strip of land 25 feet wide along the South side thereof, conveyed to Bonner County by Right of Way Deed, recorded in Book 36 of Deeds, Page 610, records of Bonner County, Idaho.

TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

AND, the above named Grantor hereby covenants that the above described premises are free from encumbrances and that she and her heirs, executors and administrators shall warrant and defend the above premises against all lawful claims and demands except current taxes, easements, restrictions, reservations, covenants and rights of way of record and of view.

DATED this 31 day of August, 1993.

Margery N. Johnson

Margery N. Johnson

Return To:

COOKE, LAMANNA SMITH & COGSWELL
CHARTERED
ATTORNEYS AT LAW
PRIEST RIVER
PROFESSIONAL CENTER
PRIEST RIVER, IDAHO 83856
TEL NO. (208) 448-1221
FAX NO. (208) 448-1314

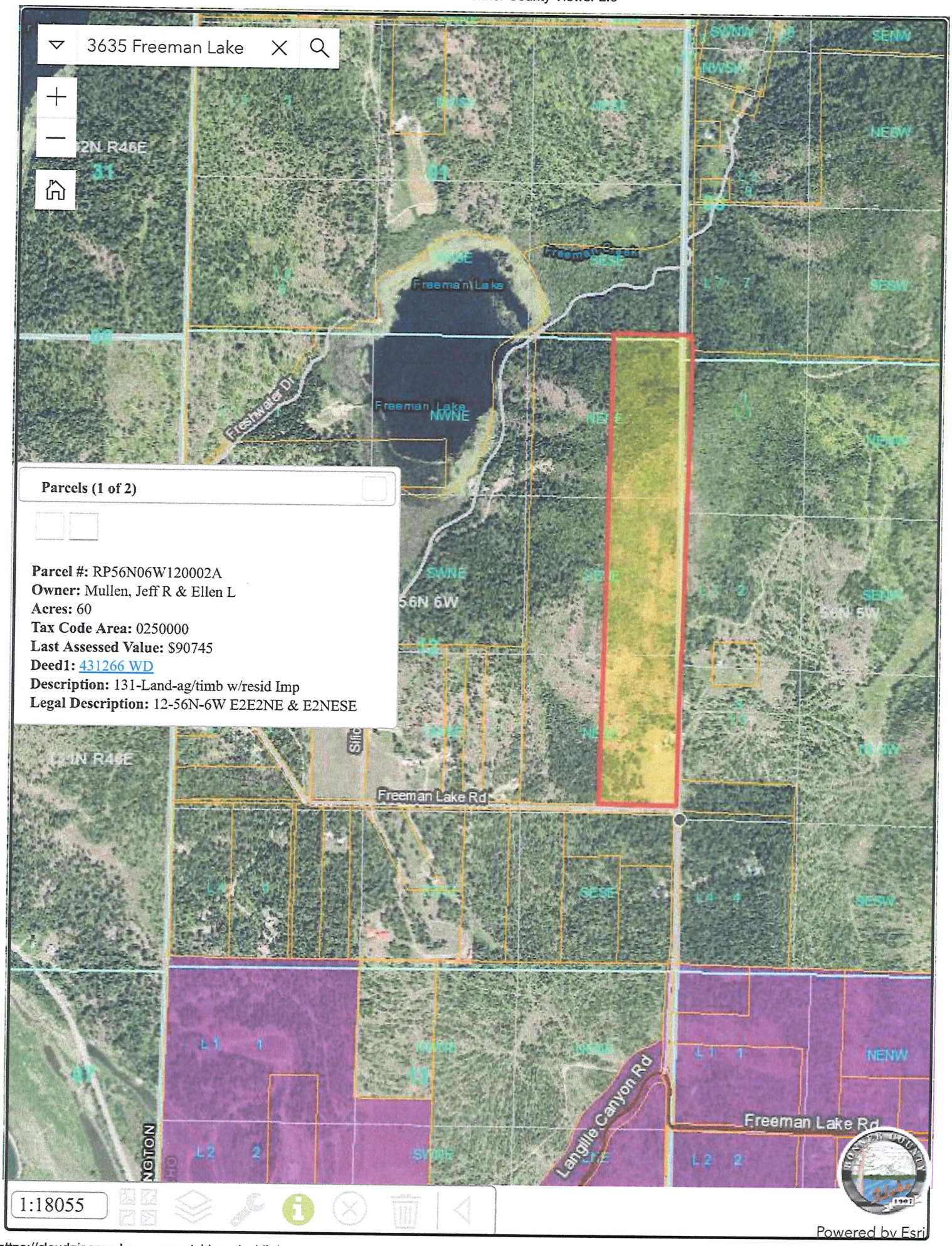
STATE OF IDAHO)
:ss
County of Bonner)

On this 5 day of August, 1993, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared MARTHA M. JOHNSON, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public - State of Idaho
Residing at Priest River, therein.
My commission expires: 5/15/99

WARRANTY DEED



Parcels (1 of 2)

Parcel #: RP56N06W120002A
Owner: Mullen, Jeff R & Ellen L
Acres: 60
Tax Code Area: 0250000
Last Assessed Value: $90745
Deed1: 431266 WD
Description: 131-Land-ag/timb w/resid Imp
Legal Description: 12-56N-6W E2E2NE & E2NESE

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W127804A**
Site Address:	3927 Freeman Lk Rd Oldtown ID 83822 - 9598
Owner:	Mairs, Manuel C & Jaclin N PO Box 205 Black Diamond WA 98010 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	10.00 Acres (435,600 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	899145 WD,830498 WD,728037 WD
Total Land Value:	$54,215.00
Total Impr Value:	$13,913.00
Total Value:	$68,128.00

Tax Information

Tax Year	Annual Tax
2019	$387.26
2018	$414.24
2017	$359.88

Legal

12-56N-6W E 330FT OF E2NWSE CPWRS

Land

Land Use:	532 - ronresid imprv on cat12/15	Zoning:	Rural 10
Land Categories:	12	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	10	$54,215.00	$0.00
32		$13,913.00	$0.00

Improvement

Year Built:	2017 (2017)	Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Other Improvements

Description:	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	2017	2017	1,200	

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
Manuel C. and Jaclin N. Mairs
PO Box 205
Black Diamond, WA 98010

Instrument # 899145
BONNER COUNTY, SANDPOINT, IDAHO
12-9-2016 2:16:48 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - SA
Michael W Rosedale Fee: $13.00
Ex-Officio Recorder Deputy
Index to: WARRANTY DEED

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **609698-S (cl)**

Date: **November 15, 2016**

For Value Received, **The Shine Living Trust dated July 30, 2012**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Manuel C. Mairs and Jaclin N. Mairs, husband and wife as community property with right of survivorship**, hereinafter called the Grantee, whose current address is **PO Box 205, Black Diamond, WA 98010**, the following described premises, situated in **Bonner** County, **Idaho**, to-wit:

The East 330 feet of the East half of the Northwest quarter of the Southeast quarter of Section 12, Township 56 North, Range 6 West of the Boise Meridian, Bonner County, Idaho.

EXCEPTING therefrom the right of way of County Road No. 86, along the South line thereof.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

The Shine Living Trust dated July 30, 2012

Deanna Kay Shine, Trustee

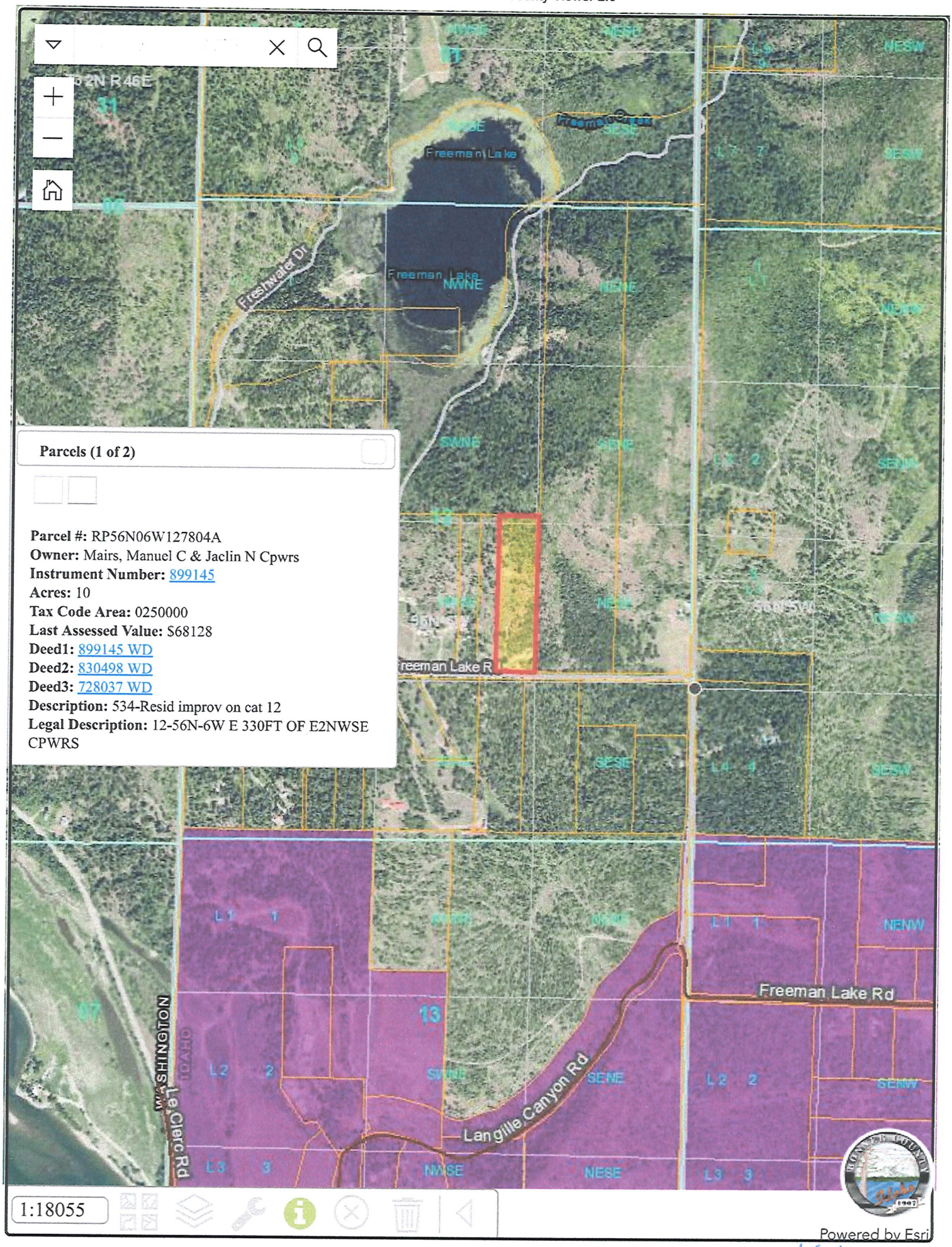
Deanna Kay Shine, Trustee

STATE OF Idaho)
SS.
COUNTY OF Kootenai)

On this 16 **day of November, 2016**, before me, a Notary Public in and for said State, personally appeared **Deanna Kay Shine**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Trustee of the **The Shine Living Trust**, and acknowledged to me that she executed the same as such Trustee.

Notary Public of Idaho
Residing at: Hayden, ID
Commission Expires: 7-16-2021

SYLVIA MCCORMICK NOTARY PUBLIC STATE OF IDAHO



Parcels (1 of 2)

Parcel #: RP56N06W127804A
Owner: Mairs, Manuel C & Jaclin N Cpwrs
Instrument Number: 899145
Acres: 10
Tax Code Area: 0250000
Last Assessed Value: $68128
Deed1: 899145 WD
Deed2: 830498 WD
Deed3: 728037 WD
Description: 534-Resid improv on cat 12
Legal Description: 12-56N-6W E 330FT OF E2NWSE CPWRS

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel Information

Parcel #:	**RP56N06W123750A**
Site Address:	4571 Freeman Lk Rd Oldtown ID 83822
Owner:	Wilson, MacKlyn Carl PO Box 1589 Newport WA 99156 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	20.01 Acres (871,461 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	934742 WD,873990 QC,868624 WD
Total Land Value:	$97,892.00
Total Impr Value:	$0.00
Total Value:	$97,892.00

Tax Information

Tax Year	Annual Tax
2019	$68.82
2018	$74.10
2017	$75.20

Legal

12-56N-6W TAX 24

Land

Land Use:	512 - Land Resid rural tract vac	Zoning:	Rural 10
Land Categories:	12	Building Categories:	
Recreation:		School District:	83 - Bonner School

Assessor Categories

Category	Quantity	Value	Exemption
12	20.006	$97,892.00	$0.00

Improvement

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Instrument # 934742
Bonner County, Sandpoint, Idaho
02/20/2019 11:04:18 AM No. of Pages: 3
Recorded for KOOTENAI COUNTY TITLE COMPANY
Michael W. Rosedale Fee $15.00 rlaherty
Ex-Officio Recorder Deputy
Index to WARRANTY DEED

WARRANTY DEED

KOOTENAI TITLE

File No. 404553/410422TGW

WARRANTY DEED

For Value Received

Minnaloosa Land Company LLC an Idaho Limited Liability Company

The Grantor, does hereby grant, bargain, sell and convey unto

Macklyn Carl Wilson, a single person

Address: PO. Box 1589 Newport, WA 99156

The Grantee, the following described premises, in Bonner County, Idaho, to wit:

See Exhibit "A" attached hereto and made a part hereof for legal description:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: September 20, 2018

Minnaloosa Land Company LLC

BY: Thomas D. Mort
Thomas D. Mort
Member

BY: Stephen S. Richardson
Stephen S. Richardson
Member

STATE OF Idaho)
) ss.
COUNTY OF Kootenai)

On this 19 ~~day~~ of ~~September~~ February, in the year of ~~2018,~~ 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas D. Mort and Stephen S. Richardson identified to me to be the Members of Minnaloosa Land Company, a Limited Liability Company, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) for said Limited Liability Company, and that by his/her/their signature(s) on the foregoing instrument, the Limited Liability Company executed the instrument and acknowledged the same for the purposes therein contained.

Exhibit 'A'

A parcel of land located in portions of Government Lot 1, Government Lot 2 and the West half of the Northwest Quarter of the Northeast Quarter of Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the Center Quarter corner of said Section 12 (as marked by a 5/8 inch iron rod & cap "PLS 882", per CP&F Instrument No. 865735) from which the closing subdivision corner (West Quarter corner) of said Section 12 (as marked by 1.5 inch aluminum cap monument per CP&F Instrument No. 865730) bears South 89°25'17" West, 1568.09 feet; thence

North 00°15'33" East along the East line of said Government Lot 2 a distance of 1296.22 feet to the Northeast corner of said Government Lot 2 and the Northeast corner of "Tract 1" as recorded in a Warranty Deed Instrument No. 868624 of Bonner County records and the True Point of Beginning for this described parcel of land; thence

South 89°31'51" West (Deed call West), 60.00 feet to a point; thence

South 00°15'33" West (Deed call South), 55.00 feet to a point; thence

South 89°32'00" West (Deed call West), 400.00 feet to a point; thence

South 72°44'16" West, 522.07 feet to a 5/8 inch rebar & cap "ATS PLS 8962"; thence

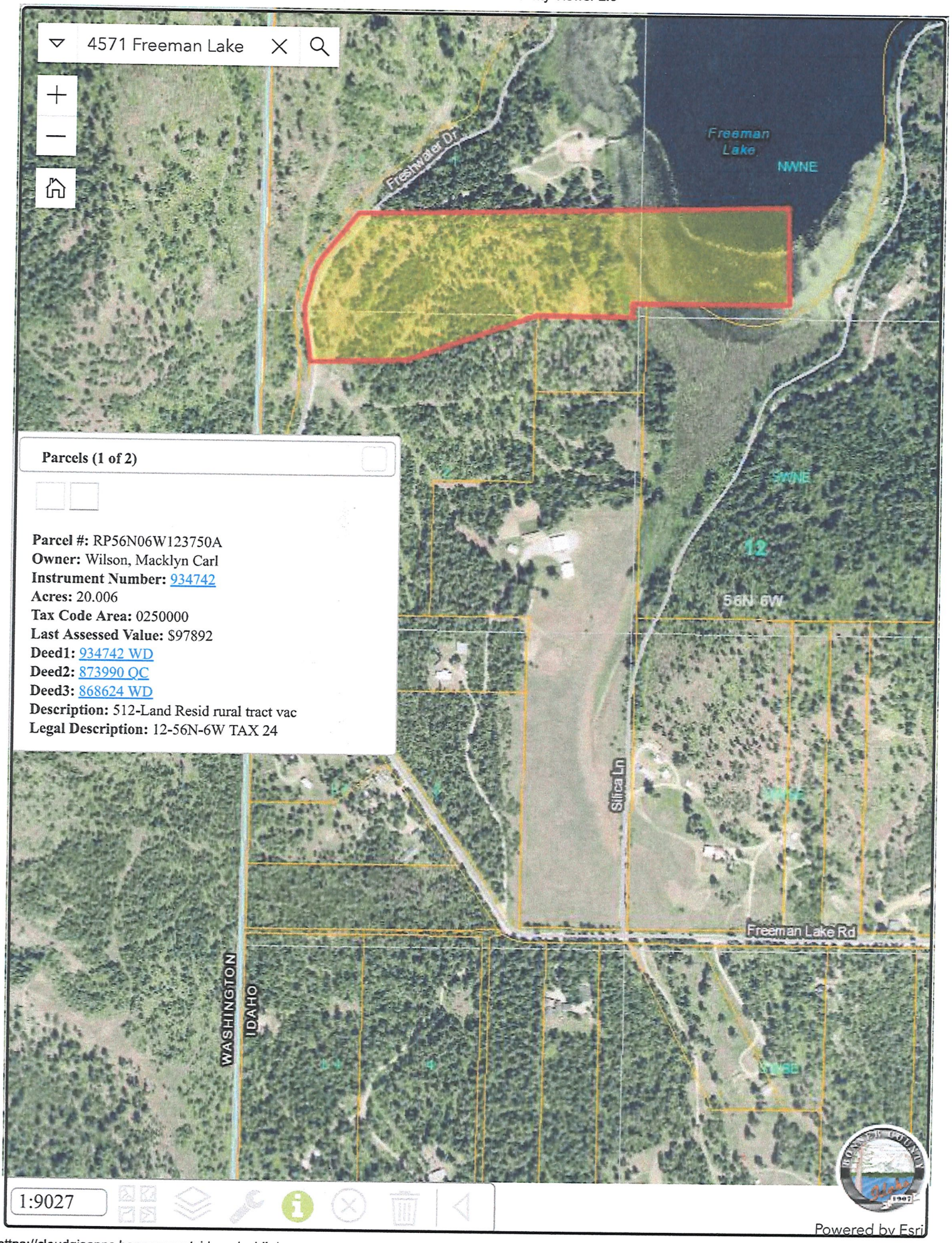
South 89°25'17" West, 390.68 feet to a point on the East line of the "Freeman Lake Access Road", described as "Tract 3" of said Warranty Deed Instrument No. 868624 and marked by a 5/8 inch rebar & cap "ATS PLS 8962"; thence

Along said Easterly line of said "Tract 3" the following 6 courses:

1) North 08°01'24 West, 103.08 feet to a point of tangent curvature to the right;
2) 113.85 feet along said curve having a radius of 300.00 feet, a central angle of 21°44'38" and a chord bearing North 02°50'55" East, 113.17 feet to a point of tangency;
3) North 13°43'14" East, 79.78 feet to a point of tangent curvature to the right;
4) 132.59 feet along said curve having a radius of 280.00 feet, a central angle of 27°07'55" and a chord bearing North 27°17'11" East, 131.36 feet to a point of tangency;
5) North 40°51'09" East, 217.35 feet to a 5/8 inch rebar with plastic cap "PLS 6374";
6) North 89°38'17" East, 1789.60 feet to a point on the East line of the West half of the Northwest Quarter of the Northeast Quarter of said Section 12; thence

South 00°04'09" West along said East line, 362.09 feet to the Center-West-Northeast 1/64th corner; thence

South 89°31'51" West, 652.26 feet returning to the Point of Beginning for this described parcel of land.



Parcels (1 of 2)

Parcel #: RP56N06W123750A
Owner: Wilson, Macklyn Carl
Instrument Number: 934742
Acres: 20.006
Tax Code Area: 0250000
Last Assessed Value: $97892
Deed1: 934742 WD
Deed2: 873990 QC
Deed3: 868624 WD
Description: 512-Land Resid rural tract vac
Legal Description: 12-56N-6W TAX 24

West Pond Creek Fire District

Page 3

West Pond Creek Fire District

Page 3

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W128540A**
Site Address:	4058 Freeman Lk Rd Oldtown ID 83822 - 9598
Owner:	Mauro, Michael Badeaux, Cindy 4058 Freeman Lk Rd Oldtown ID 83822 - 9598
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	5.00 Acres (217,800 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3020
Levy:	250000 / 0.0054
Deeds:	936843 WD,872380 QC,858958 WD,840204 TD,765710 QC
Total Land Value:	$53,338.00
Total Impr Value:	$138,692.00
Total Value:	$192,030.00

Tax Year	Annual Tax
2019	$847.80
2018	$740.18
2017	$749.54

12-56N-6W TAX 8

Land Use:	534 - Resid improv on cat 12	Zoning:	Rural 10
Land Categories:	12	Building Categories:	12 - One Story w/ basement
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
12	5	$53,338.00	$19,725.00
32		$3,643.00	$0.00
34		$135,049.00	$67,525.00

Year Built:	1970 (1970)	Bathrooms:	2	Finished Sq Ft:	1,620
Stories:	1	Bedrooms:	3	Heat:	Electric baseboard
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	1970	1970	720	

Instrument # 936843
Bonner County, Sandpoint, Idaho
04/08/2019 12:23:58 PM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - SANDPOINT
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy cbrannon
Index to: WARRANTY DEED

File No. : 717422

Document Type: Warranty Deed

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
419 North Second Ave.
Sandpoint, ID 83864

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **717422-S (llp)**

Date: **March 28, 2019**

For Value Received, **Justin R. Mullet and Jalyn R. Mullet, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Michael Mauro, an unmarried man and Cindy Badeaux, an unmarried woman**, hereinafter called the Grantee, whose current address is **850 N. Tinsmith Ln., Post Falls, ID 83854**, the following described premises, situated in **Bonner** County, **Idaho,** to-wit:

A PARCEL OF LAND IN SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, THENCE EAST 2044.09 FEET AND NORTH 608.19 FEET TO A 5/8 INCH IRON ROD SET IN CONCRETE AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 88°31'33" EAST, 306.77 FEET TO A 5/8 INCH IRON ROD SET IN CONCRETE;

THENCE NORTH 29°02'20" WEST, 800.88 FEET TO THE SOUTH LINE OF THE COUNTY ROAD;

THENCE SOUTH 88°31'33" WEST, 306.77 FEET ALONG SAID SOUTH LINE OF COUNTY ROAD;

THENCE SOUTH 29°02'20" EAST, 800.88 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: **03/28/2019**

Warranty Deed
- continued

File No.: **717422-S (llp)**

Justin R. Mullet

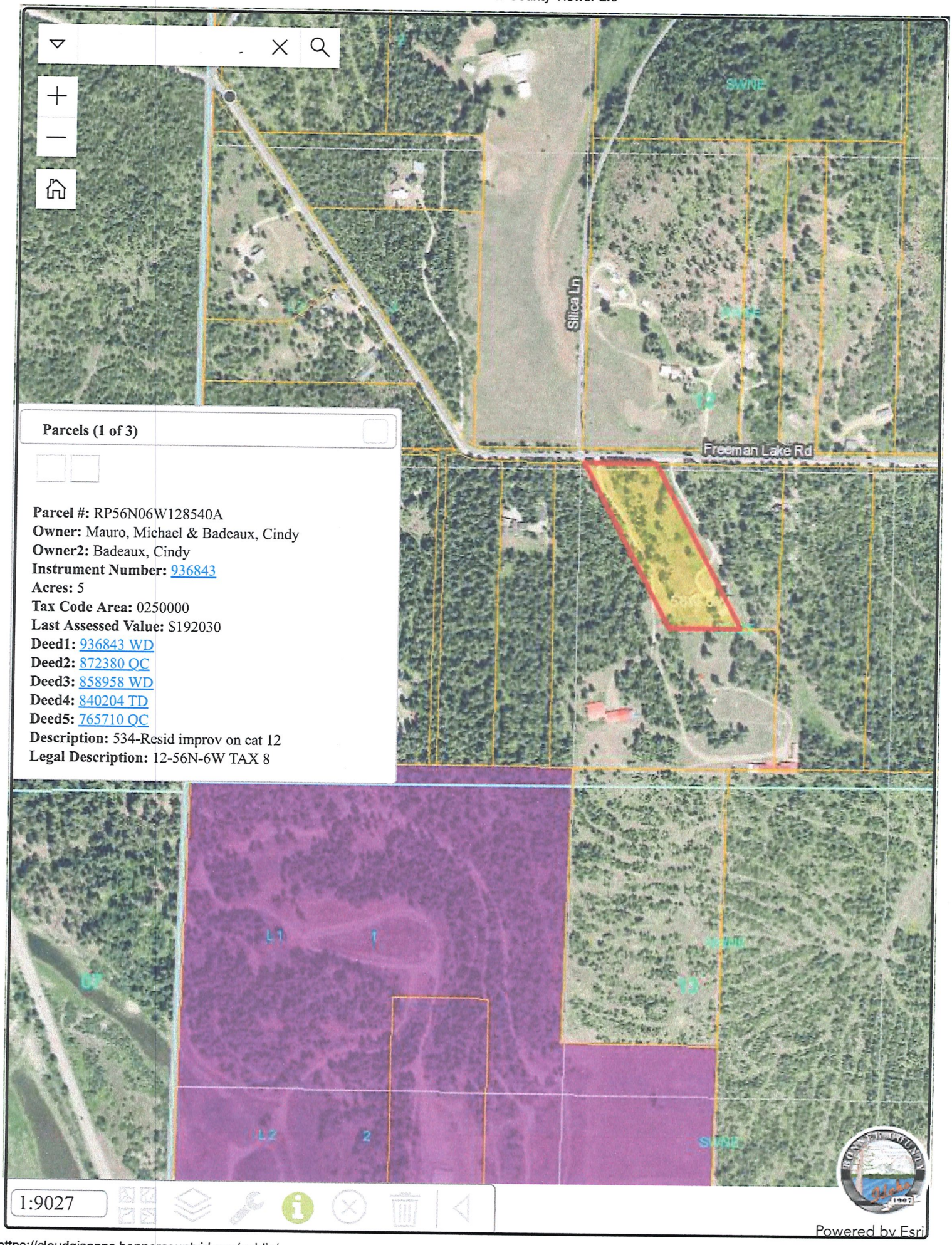
Jalyn R. Mullet

STATE OF ID)
ss.
COUNTY OF Bonner)

On this **April** 4, **2019**, before me, a Notary Public in and for said State, personally appeared **Justin R. Mullet and Jalyn R. Mullet**, 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.

NOTARY PUBLIC
MARCIA PHILLIPS
COMM. # 66122 EXP. 08/17/2021
STATE OF IDAHO

Notary Public for the State of IDAHO
Residing at: Careywood
My Commission Expires: 8·17·21



Parcels (1 of 3)

Parcel #: RP56N06W128540A
Owner: Mauro, Michael & Badeaux, Cindy
Owner2: Badeaux, Cindy
Instrument Number: 936843
Acres: 5
Tax Code Area: 0250000
Last Assessed Value: $192030
Deed1: 936843 WD
Deed2: 872380 QC
Deed3: 858958 WD
Deed4: 840204 TD
Deed5: 765710 QC
Description: 534-Resid improv on cat 12
Legal Description: 12-56N-6W TAX 8

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W124552A**
Site Address:	4237 Freeman Lk Rd Oldtown ID 83822 - 9599
Owner:	Luiz, Frank A 4237 Freeman Lake Rd Oldtown ID 83822 - 9599
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	28.96 Acres (1,261,498 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	882154 QC,873989 QC,873988 QC,873985 WD,849232 PR
Total Land Value:	$141,821.00
Total Impr Value:	$255,947.00
Total Value:	$397,768.00

Tax Year	Annual Tax
2019	$1,894.94
2018	$1,715.40
2017	$1,482.54

12-56N-6W TAX 1 LESS TAX 4 TAX 5,6,7 & 22 2010 VALLEY HOMES 27 X 68 RP

Land Use:	548 - MH real prop on own land
Land Categories:	12;19
Recreation:	
Zoning:	Rural 10
Building Categories:	98 - MH-RP dbl wide 2001-2010
School District:	83 - Bonner School

Category	Quantity	Value	Exemption
12	28.85	$141,821.00	$15,541.00
19	0.11	$0.00	$0.00
32		$41,554.00	$0.00
47		$52,906.00	$20,842.00
48		$161,487.00	$63,617.00

Year Built:	1979 (2010)	Bathrooms:		Finished Sq Ft:	1,836
Stories:		Bedrooms:		Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Comp sh to 235# - Gable
Basement:		Carport:		Pool:	
Condition:	G	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
MISC	2010	2010		
ICP	2010	2010	648	
LEANTO	2005	2005	720	
BSMT	1979	1979	1,092	
POLEBLDG	1979	1979	1,092	
MHOME	2010	2010	1,836	
POLEBLDG	2005	2005	2,100	
POLEBLDG	2005	2005	2,400	

AFTER RECORDING MAIL TO:

Instrument # 882154
BONNER COUNTY, SANDPOINT, IDAHO
11-16-2015 11:00:10 AM No. of Pages: 3
Recorded for : FRANK LUIZ
MICHAEL W ROSEDALE **Fee: 16.00**
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

Space Above This Line for Recorder's Use Only

QUITCLAIM DEED

Date: 11-13-15

For Value Received FRANK A. LUIZ

do(es) hereby convey, release, remise, and forever quit claim unto, FRANK A. LUIZ

whose address is, 4237 FREEMAN LAKE RD OLDTOWN ID 83822

herein after called the Grantee, the following described premises situated in
County, Idaho, to-wit:

See Attached
To be combined as one parcel

together with its appurtenances.

Tax Nos. 1,6 and 7 in Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho.

Tax No. 1 described as follows:

Beginning at the Southeast corner of Lot 3; thence West 460 feet; thence North 2585 feet; thence East 400 feet; thence North 55 feet; thence East 60 feet; thence South 2640 feet to the point of beginning;

LESS Tax No. 4, Tax No. 4 being described as follows:

Beginning at the Northeast corner post of Lot 2 of said Section; thence running South 1089.6 feet; thence West 460 feet; thence North 1034.6 feet; thence West 400 feet; thence North 55 feet; thence East 60 feet to the place of beginning and

LESS Tax No. 5, Tax No. 5 being described as follows:

A parcel of land in Lot 2 of said Section and described as commencing at a point 568.8 feet North from the center post of Section 12; thence running West 460 feet; thence North 379 feet; thence East 460 feet; thence South 379 feet to the point of beginning.

AND LESS Tax No. 6, Tax No. 6 described as follows:

Commencing at a point 189.8 feet North from the center post of said Section 12; thence running West 460 feet; thence North 379 feet; thence East 460 feet; thence South 379 feet to the place of beginning.

ALSO LESS the County Road.

AND

Tax No. 6 described as follows: commencing at a point 189.8 feet North from the center post of said Section 12; thence running West 460 feet; thence North 379 feet; thence East 460 feet; thence South 379 feet to the place of beginning. AND

Tax No. 7 described as follows: That part of Lot 2 in said Section 12 and described as beginning at a point 460 feet West of the Southeast corner of said Lot 2; thence West 417.42 feet; thence North 417.42 feet; thence East 417.42 feet; thence South 417.42 feet to the place of beginning.

TOGETHER WITH a parcel of land located in Government Lot 2, Section 12, Township 56 North, Range 6 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows;

Commencing at the Southeast corner of said Government Lot 2; thence South 89°25'17" West (deed call from Instrument #849232 is West), 877.42 feet to the Southwest corner of "Tax No. 7" according to said deed; thence North 00°15'33" East (deed call is North), 417.42 feet to the Northwest corner of said "Tax No. 7" and being the true **point-of-beginning** for this described parcel of land:

Thence, North 00°15'33" East, 151.38 feet to a point;

Thence, North 89°25'17" East, 417.41 feet to the Northwest corner of "Tax No. 6", Deed Instrument No. 849232;

Thence, South 00°15'33" West (deed call is South), 151.38 feet to the Northeast corner of said "Tax No. 7";

Thence, South 89°25'17" West (deed call is West), 417.41 feet returning to the **point-of-beginning** for this described parcel of land.

AND

A parcel of land in Lot 2, Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho, described as follows:

Commencing at a point 568.8 feet North from the center post of Section 12; thence West 460 feet; thence North 379 feet; thence East 460 feet; thence South 379 feet to the point of beginning, being that property designated as Tax 5 in said Section.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Frank A. Luiz

STATE OF Idaho)
ss.
COUNTY OF Bonner)

On this November 13th, 2015, before me, a Notary Public in and for said State, personally appeared Frank A Luiz, 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.

Melissa K. Morrell
Notary Public of Idaho
Residing at: 455 E Rena Rd Athol ID 83822
Commission Expires: May 26, 2021

MELISSA K. MORRELL NOTARY PUBLIC STATE OF IDAHO

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN TITLE COMPANY AS AN ACCOMMODATION. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS AFFECT UPON THE TITLE.

Instrument # 873989
BONNER COUNTY, SANDPOINT, IDAHO
5-27-2015 12:00:47 PM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - SA
Michael W Rosedale Fee: $16.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

QUITCLAIM DEED
FOR BOUNDARY LINE ADJUSTMENT

FOR VALUE RECEIVED, **Frank A. Luiz**, an unmarried man, (hereafter called "GRANTOR"), does hereby grant, bargain, sell, and convey unto **Frank A. Luiz**, an unmarried man, whose address is 4237 Freeman Lake Road, Oldtown, Idaho, 83822 (hereafter called "GRANTEE"), that certain real property, together with all appurtenances, located in Bonner County, Idaho, and more particularly described as follows:

Tax Nos. 1, 6 and 7 in Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho.

Tax No. 1 described as follows:

Beginning at the Southeast corner of Lot 3; thence West 460 feet; thence North 2585 feet; thence East 400 feet; thence North 55 feet; thence East 60 feet; thence South 2640 feet to the point of beginning;

LESS Tax No. 4, Tax No. 4 being described as follows:

Beginning at the Northeast corner post of Lot 2 of said Section; thence running South 1089.6 feet; thence West 460 feet; thence North 1034.6 feet; thence West 400 feet; thence North 55 feet; thence East 60 feet to the place of beginning and

LESS Tax No. 5, Tax No. 5 being described as follows:

A parcel of land in Lot 2 of said Section and described as commencing at a point 568.8 feet North from the center post of Section 12; thence running West 460 feet; thence North 379 feet; thence East 460 feet; thence South 379 feet to the point of beginning.

AND LESS Tax No. 6, Tax No. 6 described as follows:

Commencing at a point 189.8 feet North from the center post of said Section 12; thence running West 460 feet; thence North 379 feet; thence East 460 feet; thence South 379 feet to the place of beginning.

ALSO LESS the County Road.

Tax No. 6 described as follows: commencing at a point 189.8 feet North from the center post of said Section 12; thence running West 460 feet; thence North 379 feet; thence East 460 feet; thence South 379 feet to the place of beginning.

Tax No. 7 described as follows: That part of Lot 2 in said Section 12 and described as beginning at a point 460 feet West of the Southeast corner of said Lot 2; thence West 417.42 feet; thence North 417.42 feet; thence East 417.42 feet; thence South 417.42 feet to the place of beginning.

TOGETHER WITH a parcel of land located in Government Lot 2, Section 12, Township 56 North, Range 6 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows;

Commencing at the Southeast corner of said Government Lot 2; thence South 89°25'17" West (deed call from Instrument #849232 is West), 877.42 feet to the Southwest corner of "Tax No. 7" according to said deed; thence North 00°15'33" East (deed call is North), 417.42 feet to the Northwest corner of said "Tax No. 7" and being the true **point-of-beginning** for this described parcel of land:

Thence, North 00°15'33" East, 151.38 feet to a point;

Thence, North 89°25'17" East, 417.41 feet to the Northwest corner of "Tax No. 6", Deed Instrument No. 849232;

Thence, South 00°15'33" West (deed call is South), 151.38 feet to the Northeast corner of said "Tax No. 7";

Thence, South 89°25'17" West (deed call is West), 417.41 feet returning to the **point-of-beginning** for this described parcel of land.

Together with and subject to easements, rights-of-way, covenants, reservations and restrictions of record and in view.

In witness whereof, Grantor has subscribed his name to this instrument.

DATED this 22 day of May, 2015.

GRANTOR:

Frank A. Luiz

FRANK A. LUIZ

STATE OF IDAHO)
)
COUNTY OF Bonner)

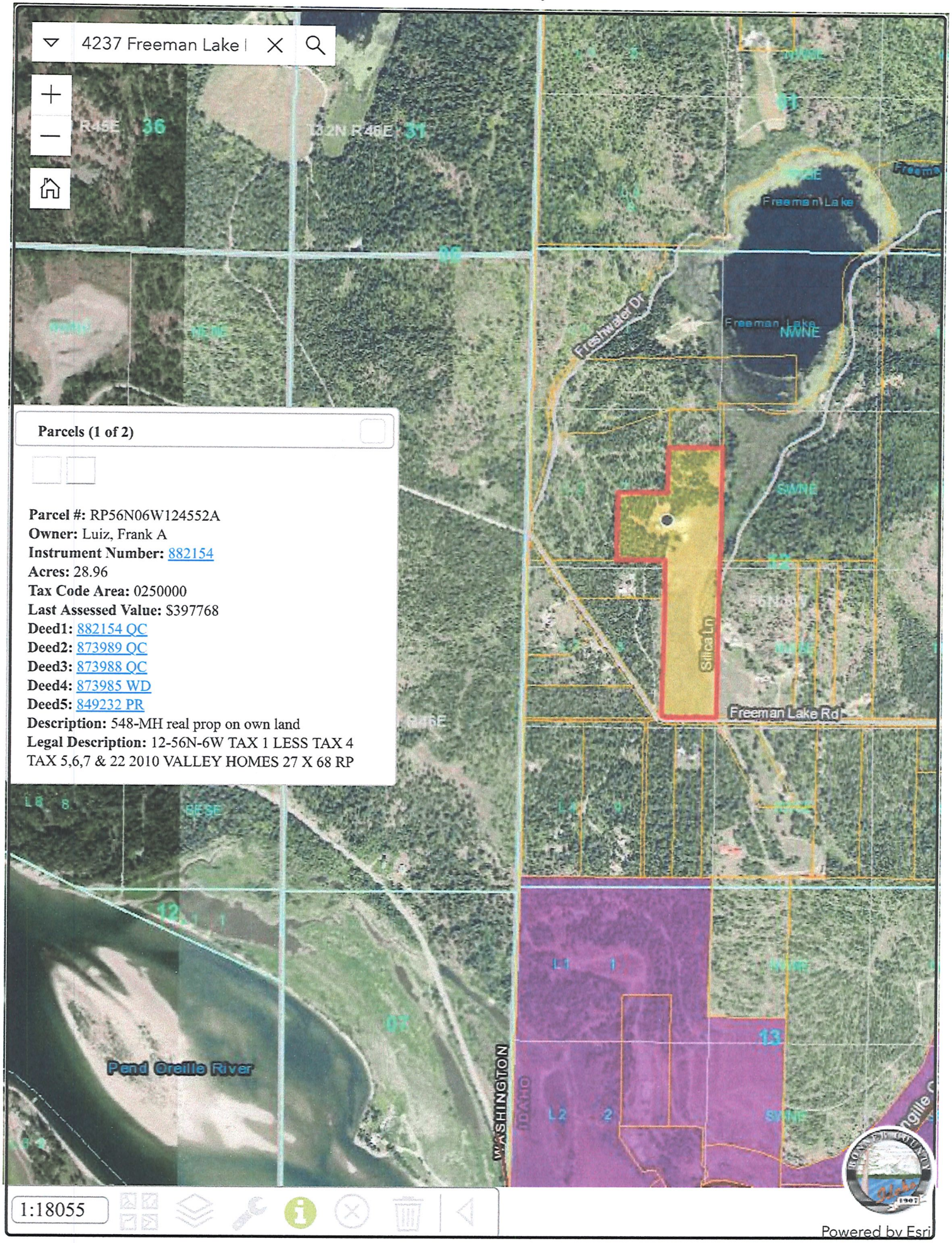
On this 22 day of May, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared **FRANK A. LUIZ**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

(Signature of Notary)

Lou Pell
(Legibly print or stamp name of Notary)

Notary Public in and for the State of ID
Residing at Sagle ID
My commission expires 10-21-17

LOU PELL
NOTARY PUBLIC
STATE OF IDAHO



Parcels (1 of 2)

Parcel #: RP56N06W124552A
Owner: Luiz, Frank A
Instrument Number: 882154
Acres: 28.96
Tax Code Area: 0250000
Last Assessed Value: $397768
Deed1: 882154 QC
Deed2: 873989 QC
Deed3: 873988 QC
Deed4: 873985 WD
Deed5: 849232 PR
Description: 548-MH real prop on own land
Legal Description: 12-56N-6W TAX 1 LESS TAX 4 TAX 5,6,7 & 22 2010 VALLEY HOMES 27 X 68 RP

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W126000A**
Site Address:	4222 Freeman Lk Rd
	Oldtown ID 83822 - 9599
Owner:	Oscarson, Ron L & Constance G
	4222 Freeman Lk Rd
	Oldtown ID 83822 - 9599
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	14.97 Acres (652,093 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	250000 / 0.0054
Deeds:	518855 QC
Total Land Value:	$41,126.00
Total Impr Value:	$156,617.00
Total Value:	$197,743.00

Tax Year	Annual Tax
2019	$280.22
2018	$194.66
2017	$169.20

12-56N-6W TAX 9

Land Use:	131 - Land-ag/timb w/resid Imp
Land Categories:	7;10
Recreation:	

Zoning:	Rural 10
Building Categories:	12 - One Story w/ basement
School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	13.97	$1,676.00	$0.00
10	1	$39,450.00	$19,725.00
31		$145,820.00	$72,910.00
32		$10,797.00	$0.00

Year Built:	1970 (2015)	Bathrooms:	2	Finished Sq Ft:	1,243
Stories:	1	Bedrooms:	3	Heat:	Electric baseboard
A/C:	Yes	Garage:	Detached 900 SqFt	Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
LEANTO	1970	1970	230	
LEANTO	1970	1970	248	
SHEDGP	1970	1970	345	
POLEBLDG	2009	2009	396	
POLEBLDG	2015	2015	396	
POLEBLDG	1980	1980	552	
DETGAR	1970	1970	900	

FILED BY
98 FEB 12 P 2:39
SCOTT
COUNTY RECORDER
DEPUTY

513855

QUIT CLAIM DEED

THE GRANTOR, **INEZ OSCARSON**, a single person, for a valuable consideration, remises, releases and quitclaims unto **ON 1. OSCARSON** and **CONSTANCE G. OSCARSON**, husband and wife, of 3116 Hargrave Avenue, Post Falls, Idaho 83854, all of her right, title and interest, in and to the following described real estate in Bonner County, State of Idaho, to wit:

> A tract of land in Section 12, Township 56 North, Range 6, W.B.M., described as follows:
>
> Commencing at the Southwest corner of said Section 12; thence South 89°55'30" East 502.80 feet to a 3/4" rebar; thence North 0°24'48" East 1299.51 feet to a 3/4" rebar; thence West to the Washington-Idaho State Line on the bearing call South 89°55'30" East to a 3/4" rebar; thence South along the Washington-Idaho State Line on the bearing call North 0°24'48" East a distance of 1299.51 feet to the point of beginning.

DATED this 10 day of February, 1998.

Inez Oscarson

STATE OF Idaho,)
: ss
County of [illegible])

QUIT CLAIM DEED
P-1

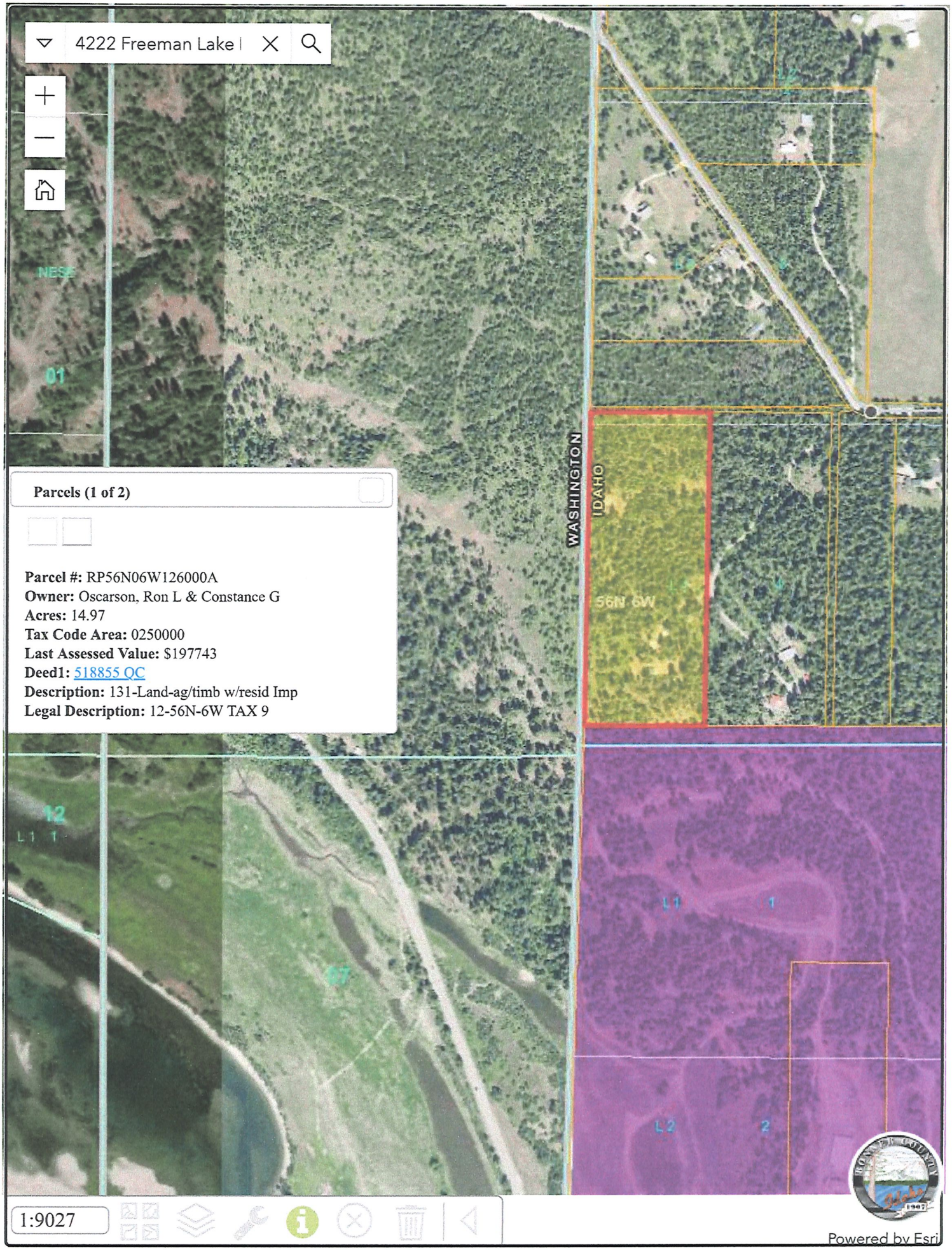
On this 6th day of February, 1998, before me, the undersigned, a Notary Public in and for said state, personally appeared **Inez Oscarson**, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Arlene Nelson
Notary Public - State of Utah.
Residing at Salt Lake, therein.
My commission expires: 2-21-98.

QUIT CLAIM DEED
P-2


Freeman Lake Rd
Antique Canyon Rd



Parcels (1 of 2)

Parcel #: RP56N06W126000A
Owner: Oscarson, Ron L & Constance G
Acres: 14.97
Tax Code Area: 0250000
Last Assessed Value: $197743
Deed1: 518855 QC
Description: 131-Land-ag/timb w/resid Imp
Legal Description: 12-56N-6W TAX 9

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W126750A**
Site Address:	4220 Freeman Lk Rd Oldtown ID 83822 - 9599
Owner:	Oscarson, Oscar R & Gaye Lynn 4220 Freeman Lk Rd Oldtown ID 83822 - 9599
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	22.07 Acres (961,369 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	250000 / 0.0054
Deeds:	239658 WD
Total Land Value:	$46,382.00
Total Impr Value:	$155,285.00
Total Value:	$201,667.00

Tax Year	Annual Tax
2019	$884.68
2018	$765.30
2017	$691.62

12-56N-6W TAX 10 TAX 13 LESS 14

Land Use:	131 - Land-ag/timb w/resid Imp	Zoning:	Rural 10
Land Categories:	6;10	Building Categories:	12 - One Story w/ basement
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
6	21.07	$6,932.00	$0.00
10	1	$39,450.00	$19,725.00
31		$147,193.00	$73,597.00
32		$8,092.00	$0.00

Year Built:	1981 (1981)	Bathrooms:	2	Finished Sq Ft:	2,317
Stories:	1	Bedrooms:	3	Heat:	No heat-wood stove/insert
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:	1,088 SqFt	Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	1981	1981	144	
ICP	1981	1981	240	
POLEBLDG	1981	1981	300	
LEANTO	1981	1981	620	
POLEBLDG	1981	1981	930	

38511

CORRECTED **WARRANTY DEED**

28
239653

For Value Received

Ronnie Oscarson and Donna L. Oscarson, husband and wife

the grantor s, do hereby grant, bargain, sell and convey unto

Oscar R. Oscarson and Gaye L. Oscarson, husband and wife

the grantee s, whose current address is Rt. 4, Box 255, Newport, WA 99156

the following described premises, in Bonner County Idaho, to-wit:

A parcel of land in Section 12, Township 56 North, Range 6 W.B.M., more particularly described as follows:

Beginning at a point on the South section line of said Section 12, said point being North 89° 55'30" West, 86.62 feet from the South Quarter corner; thence North 89°55'30" West along said South section line, 480.52 feet; North 00°24'48" East 1299.51 feet; South 89°55'30" East parallel with said South section line, 463.27 feet; South 00°21'07" East 1299.53 feet to the point of beginning. Said parcel containing approximately 14.1 acres.

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 they are free from all incumbrances

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

Dated: 3-5-81

Ronnie L Oscarson Donna L Oscarson

STATE OF IDAHO, COUNTY OF

On this 5th day of March, 1981, before me, a notary public in and for the said State, personally appeared

Ronnie Oscarson &
Donna L. Oscarson

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

Notary Public
Residing at Sandpoint, Idaho
Comm. Expires Residing at

STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record at the request of SAFECO TITLE INS.

at 17 minutes past 11 o'clock A M., this 13 day of March 1981, in my office, and duly recorded in Book 200 of Deeds at Page 28

DORIS L. KEENEY
Ex-Officio Recorder

By Jo Deputy.

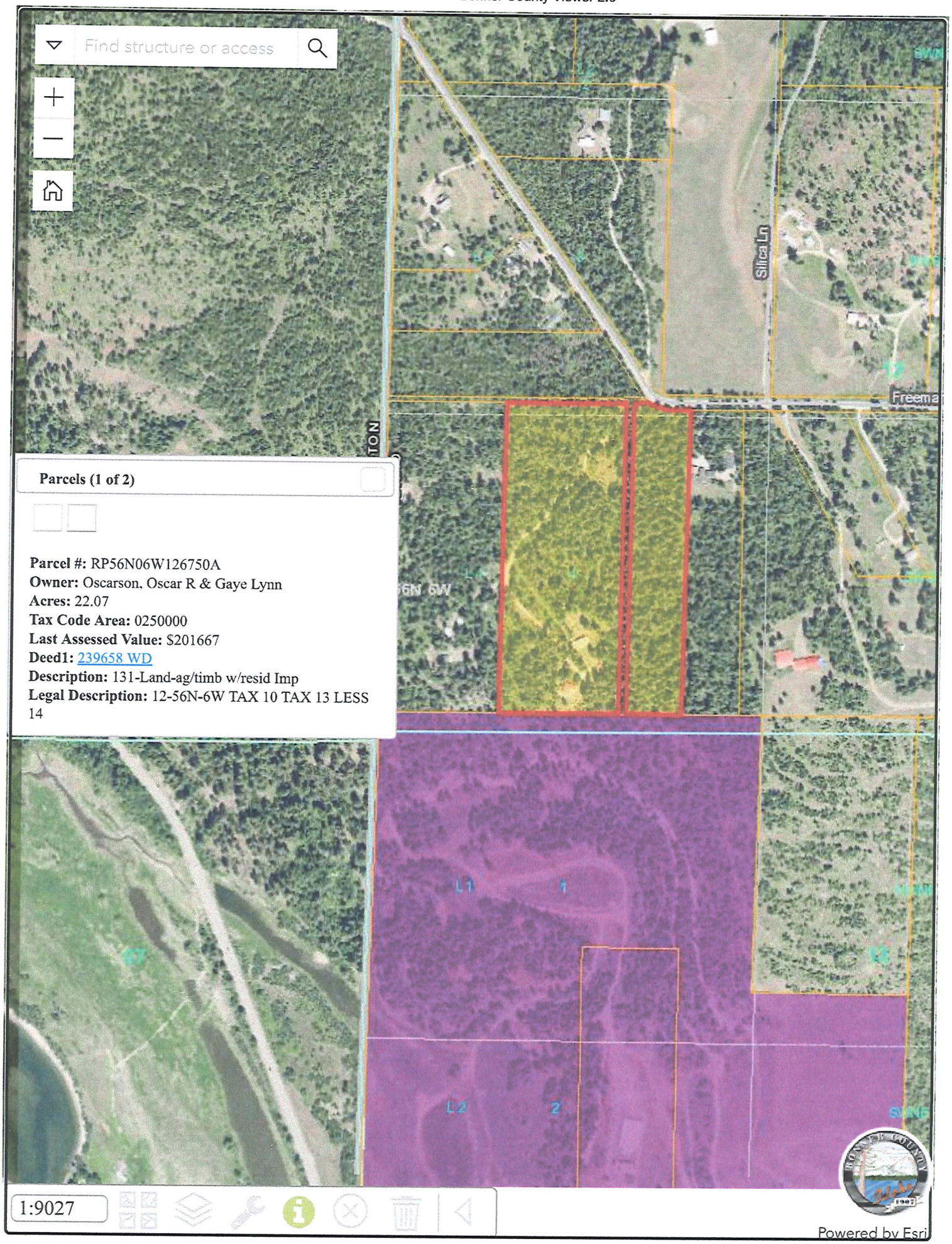
Fees $
Mail to: Pend Oreille Closing & Escrow
Box 676
Newport, WA 99156

INSTRUMENT No.

INSTRUMENT No.

MICROFILM SYSTEMS


Nice Ln
Freeman Lake Rd
Bitterroot
Bitterroot Canyon Rd



Parcels (1 of 2)

Parcel #: RP56N06W126750A
Owner: Oscarson, Oscar R & Gaye Lynn
Acres: 22.07
Tax Code Area: 0250000
Last Assessed Value: $201667
Deed1: 239658 WD
Description: 131-Land-ag/timb w/resid Imp
Legal Description: 12-56N-6W TAX 10 TAX 13 LESS 14

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W128405A**
Site Address:	
	ID 83822
Owner:	Oscarson, Oscar R & Gaye Lynn
	4220 Freeman Lake Rd
	Oldtown ID 83822 - 9599
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	12.12 Acres (527,729 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	250000 / 0.0054
Deeds:	870919 QC,664891 QC,662020 QC,659671 SE,569311 QC
Total Land Value:	$6,849.00
Total Impr Value:	$0.00
Total Value:	$6,849.00

Tax Year	Annual Tax
2019	$47.72
2018	$50.72
2017	$51.36

12-56N-6W TAX 18

Land Use:	106 - Productivity forest land	Zoning:	Rural 10
Land Categories:	6;19	Building Categories:	
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
6	11.415	$6,849.00	$0.00
19	0.7	$0.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

AFTER RECORDING MAIL TO:
Grantee

Instrument # 870919
BONNER COUNTY, SANDPOINT, IDAHO
3-13-2015 02:33:12 PM No. of Pages: 2
Recorded for : BCP
MICHAEL W ROSEDALE Fee: 13.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED

(THIS SPACE RESERVED FOR RECORDER'S USE)

QUITCLAIM DEED

For Value Received

OSCAR R. OSCARSON AND GAYE LYNN OSCARSON, HUSBAND AND WIFE

Does hereby convey, release, remise and forever quit claim unto

OSCAR R. OSCARSON AND GAYE LYNN OSCARSON, HUSBAND AND WIFE

whose address is: 4220 FREEMAN LAKE ROAD, OLDTOWN, ID 83822

the following described premises, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF

together with their appurtenances and including after acquired title.

Dated:

Grantor(s):

X _____ X _____
OSCAR R. OSCARSON GAYE LYNN OSCARSON

State of Idaho)
ss.
County of Bonner)

On 3-12-15, before me, the undersigned, Notary Public, personally appeared Oscar R Oscarson AND Gaye Lynn Oscarson known or identified to me to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

Carolyn L Carlson
Notary Public in and for said County and State
Residing at: Bonner County
Commission Expires: 6-29-2015

CAROLYN L. CARLSON NOTARY PUBLIC STATE OF IDAHO

EXHIBIT "A"

Oscar R. & Gaye Lynn Oscarson Parcel–11.31 acres

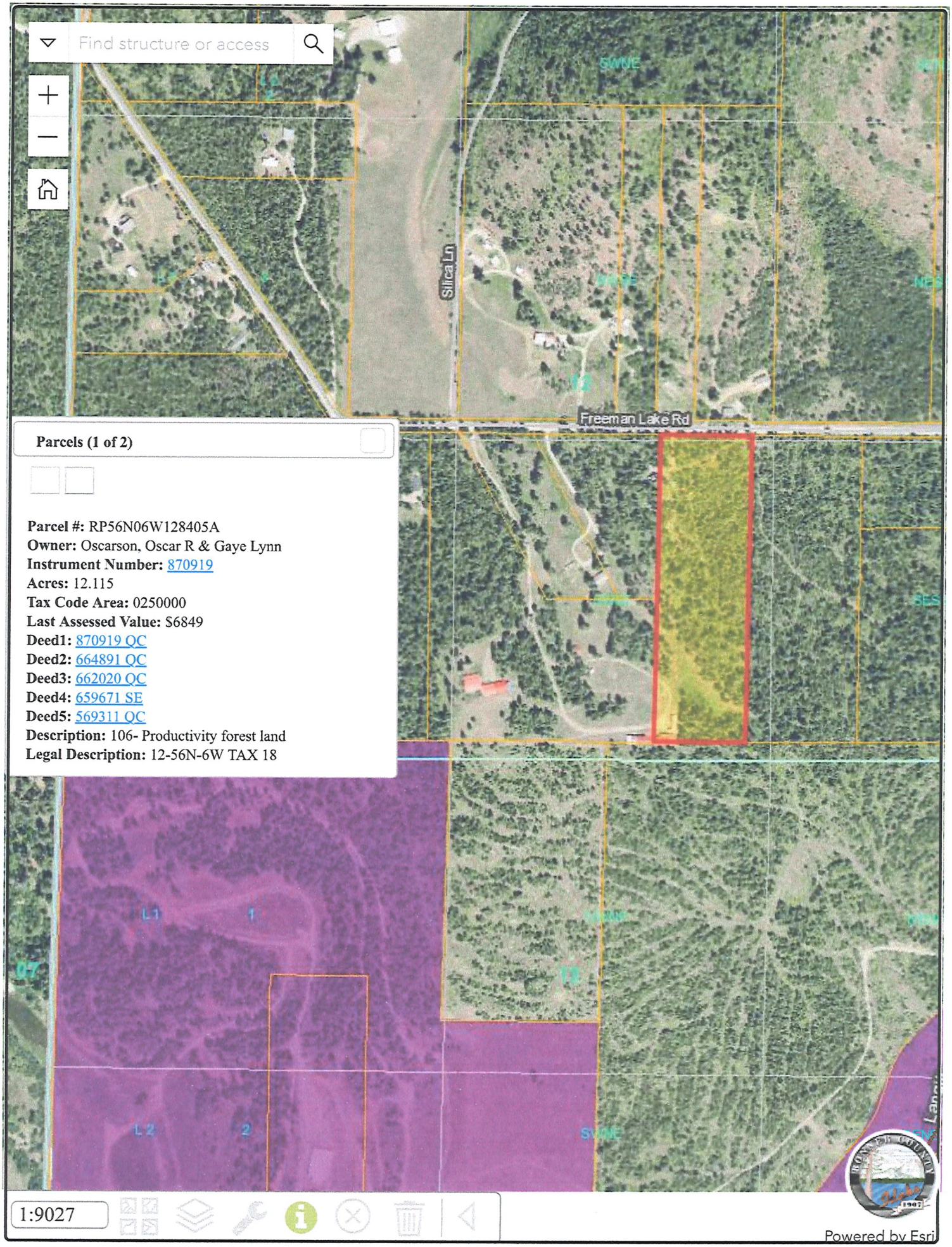
LEGAL DESCRIPTION

A tract of land in the South Half of the Southeast Quarter (S½SE¼) of Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho, more specifically described as follows:
Commencing at the southeast corner of said S½SE¼, which point is a 4" x 4" Concrete Monument with a 1.5" Aluminum Cap set by J. A. Sewell, CE/LS # 775 in 1981; thence North 89° 57' 45" West along the South line of said S½SE¼, and Tax No. 17 as described by Instrument Number 662021 in the records of Bonner County, a distance of 452.75 feet (North 89° 58' 24" West a distance of 452.80 feet by deed, and N.88° 07' 41" W., 452.80' by Tax No.17 deed) to an existing 5/8" Rebar with a yellow plastic cap marked "Bailey PLS 10559" set in 2004, thence North 89° 58' 57" West (N.89° 58' 24" W. by deed) along said South line a distance of 856.24 feet, which point is the of True Point of Beginning; thence leaving said South line, North 00° 36' 17" West a distance of 1314.95 feet to the North line of said S½SE¼; thence South 89° 41' 50" West along said North line a distance of 375.02 feet; thence leaving said North line, South 00° 36' 01" East a distance of 25.02 feet to an existing 5/8" rebar with a yellow plastic cap marked "INC PLS 8962" set in 2000; thence continuing South 00° 36' 01" East a distance of 713.51 feet (S.01° 14' 48" W., 713.62 by Tax No.16 deed, Inst No. 569310) to an existing 5/8" rebar with a yellow plastic cap marked "INC PLS 8962" set in 2000; thence continuing South 00° 36' 01" East along the East line of Tax No.15, a distance of 574.33 feet (S.01° 14' 48" W., 574.37 by deed) to said south line; thence South 89° 58' 57" East along said South line a distance of 375.15 feet to the True Point of Beginning.

EXCEPT that portion thereof as described in Right of Way Deed to Bonner County by deed dated October 17, 1917 and filed September 3, 1920 in Book 36 of Deeds, page 611 in the records of Bonner County, Idaho. Said deed conveys a 25 foot strip along the North and East sides of said S½SE¼ for a county road, now known as the "Freeman Lake Road".

NOTICE:
Parcels created pursuant to Paragraph (c), Section 12-612, Bonner County Revised Code, that are not retained by the grantee(s) for a period of four (4) years from the date of recording are subject to the platting standards contained within Bonner County Revised Code, Title 12.

NOTICE OF LAND DIVISION
This is a division of land pursuant to Section 12-613 of the Bonner County Revised Code creating the parcel described herein. The parcel herein described is exempt from platting pursuant to Paragraph (c), Section 12-612, Bonner County Revised Code.
Clare Marsden 3/13/15
Planning Director FE707-15 Date



Parcels (1 of 2)

Parcel #: RP56N06W128405A
Owner: Oscarson, Oscar R & Gaye Lynn
Instrument Number: 870919
Acres: 12.115
Tax Code Area: 0250000
Last Assessed Value: $6849
Deed1: 870919 QC
Deed2: 664891 QC
Deed3: 662020 QC
Deed4: 659671 SE
Deed5: 569311 QC
Description: 106- Productivity forest land
Legal Description: 12-56N-6W TAX 18

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N05W187353A**
Site Address:	249 Taycam Way Oldtown ID 83822 - 8900
Owner:	Aldridge, Joshua A & Lynnette 249 Taycam Way Oldtown ID 83822 - 8900
Twn/Range/Section:	56N / 05W / 18
Parcel Size:	25.00 Acres (1,089,000 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	95937616,900013 QC,680138 WD,592976 WD,537013 WD
Total Land Value:	$141,538.00
Total Impr Value:	$374,405.00
Total Value:	$515,943.00

Tax Year	Annual Tax
2019	$3,046.66
2018	$1,070.08
2017	$944.78

18-56N-5W W2NESE & N2NWSESE 1995 LIBERTY 27 X 44 RP

Land Use:	534 - Resid improv on cat 12
Land Categories:	12
Recreation:	
Zoning:	Rural 5
Building Categories:	11 - One Story
School District:	83 - Bonner School

Category	Quantity	Value	Exemption
12	25	$141,538.00	$26,225.00
32		$5,994.00	$0.00
34		$290,994.00	$0.00
47		$9,318.00	$4,659.00
48		$68,099.00	$34,050.00

Year Built:	1994 (2018)	Bathrooms:	3	Finished Sq Ft:	4,504
Stories:	1	Bedrooms:	4	Heat:	Forced hot air
A/C:	Yes	Garage:	Attached 816 SqFt	Roof:	Comp sh to 235# - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	2	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
MISC	1994	1994		
MISC	1994	1994		
LEANTO	1994	1994	150	
LEANTO	2009	2009	360	
LEANTO	2009	2009	360	
POLEBLDG	1994	1994	456	
ATTGAR	0	0	816	
POLEBLDG	2009	2009	900	
MHOME	1995	1995	1,188	
MHOME	1995	1995	1,188	

43649

After Recording Return To:

LAMANNA LAW FIRM
P.O. Box 789
Priest River, Idaho 83856

SANDPOINT TITLE INSURANCE
FILED BY
2005 JUN 27 A 2:31
MARIE SCOTT
BONNER COUNTY RECORDER
DEPUTY

680138

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT the Grantors, **WILLIAM A. GOODSELL, SR. and SHERRY L. GOODSELL, husband and wife,** FOR A VALUABLE CONSIDERATION do hereby grant, bargain, sell and convey unto **JOSHUA ALDRIDGE and LYNNETTE ALDRIDGE, husband and wife, of 249 Taycam Way, Oldtown, Idaho 83822**, the Grantees, the following described real property in Bonner County, State of Idaho, to wit:

> The West half of the Northeast quarter of the Southeast quarter of Section 18, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho.
>
> AND
>
> North half of the Northwest quarter of the Southeast quarter of the Southeast quarter of Section 18, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho.
>
> TOGETHER WITH an appurtenant easement for the purposes of ingress and egress and utilities, over, under and across the following described property to-wit:
>
> Beginning at a point which is the Southwest corner of the Southeast quarter of the Southeast quarter of Section 18, Township 56 North, Range 5 West, Boise Meridian;
>
> Thence North along the West line of said Southeast quarter of the

Southeast quarter, a distance of 990 feet; thence East a distance of 20 feet; thence South parallel with the above mentioned West line a distance of 990 feet on the South line of said Southeast quarter of the Southeast quarter; thence West along said South line to the point of beginning.

SUBJECT TO easements, conditions, restrictions, reservations, and covenants, and rights of way of record.

TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining.

AND, the above named Grantor hereby covenants that the above described premises are free from encumbrances and that they and their heirs, executors and administrators shall warrant and defend the above premises against all lawful claims and demands, except current taxes, easements, restrictions, covenants, reservations, exceptions and rights of way of record and view.

DATED this 23rd day of June, 2005.

William A. Goodsell Sr. Sherry L. Goodsell

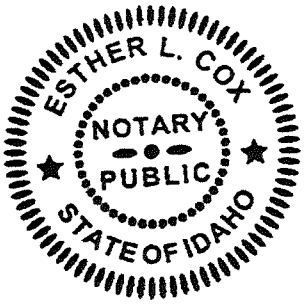
William A. Goodsell, Sr. Sherry L. Goodsell

STATE OF IDAHO,)
:ss
County of Bonner.)

On this 23rd day of June, 2005, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared **William A. Goodsell, Sr. and Sherry L. Goodsell**, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

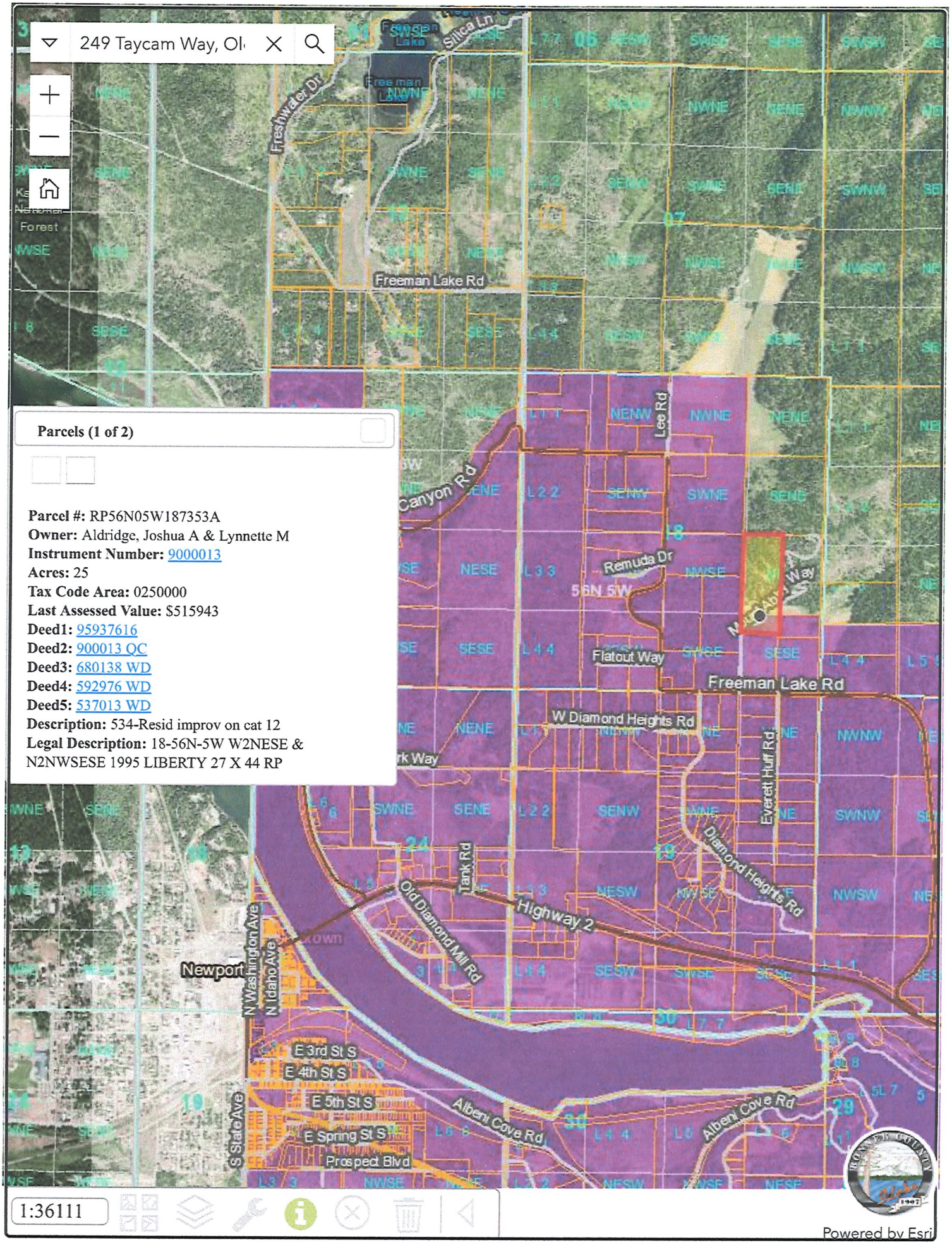
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first

above written.



Esther L. Cox

Notary Public- State of Idaho
Residing at Priest River therein
My commission expires: 13/12/11



Parcels (1 of 2)

Parcel #: RP56N05W187353A
Owner: Aldridge, Joshua A & Lynnette M
Instrument Number: 9000013
Acres: 25
Tax Code Area: 0250000
Last Assessed Value: $515943
Deed1: 95937616
Deed2: 900013 QC
Deed3: 680138 WD
Deed4: 592976 WD
Deed5: 537013 WD
Description: 534-Resid improv on cat 12
Legal Description: 18-56N-5W W2NESE & N2NWSESE 1995 LIBERTY 27 X 44 RP

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N05W065840A**
Site Address:	1235 Silica Ln Priest River ID 83856
Owner:	Whitehouse, Alvin D & Kathleen 1235 Silica Ln Oldtown ID 83822 -
Twn/Range/Section:	56N / 05W / 06
Parcel Size:	1.00 Acres (43,560 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Total Land Value:	$39,450.00
Total Impr Value:	$34,334.00
Total Value:	$73,784.00

Tax Year	Annual Tax
2019	$212.24
2018	$115.00
2017	$127.84

6-56N-5W TAX 2

Land Use:	534 - Resid improv on cat 12
Land Categories:	12
Recreation:	

Zoning:	Agricultural/Forestry 20
Building Categories:	18 - 1.5 Story
School District:	83 - Bonner School

Category	Quantity	Value	Exemption
12	1	$39,450.00	$19,725.00
34		$34,334.00	$17,167.00

Year Built:	1975 (2010)	Bathrooms:	1	Finished Sq Ft:	1,156
Stories:	1.5	Bedrooms:	4	Heat:	No heat-wood stove/insert
A/C:	Yes	Garage:		Roof:	Aluminum sheet - A-Frame
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
LEANTO	2010	2010	264	

327128

QUIT CLAIM DEED

The grantor Mrs. Julia Mandigo 308 S.E. Birch Ave., College Place, WA 99324

for and in consideration of the sum of $1.00 Dollars and other valuable considerations in hand paid, remise, release, and quit claim unto Alvin D. and Kathleen M. Whitehouse
Rt. 4 Box 251
Oldtown, Id 83822

the following described real estate situated in Bonner County, Idaho: A tract of land in Government lots 7 and 9, Section 6, Township 56 North, Range 5W., B.M., Bonner county, Idaho. Said tract being more particulary described as follows:

Beginning at the Southwest corner of said Section 6; thence N0°05'E, along the West line of said Section 6, 1300.52 feet; thence S89°55'E, perpendicular to the west line of said Section 6, 48.73 feet to the true point of beginning; thence N0°05'E 175.00 feet; thence S89°55'E 249.91 feet; thence S0°05'W 175.00 feet; thence N89°55'W 249.91 feet to the true point of beginning. Said tract containing 1 acre and including right-of-way for ingress and eggress over the existing access road of the adjacent property.

FILED Alvin D. Whitehouse
BOOK ____ OF ____
PAGE ____ FILE 4204
'86 NOV 12 PM 3 43
PIN
CLERK AND RECORDER OF BONNER COUNTY BY ____ DEPUTY

SIGNED, this 3rd day of Nov., 1986

Julia M. Mandigo

STATE OF ~~IDAHO~~ Washington
County of ~~Bonner~~ Walla Walla } ss.

On this 3rd day of November, 1986, before me, Louise Estes a Notary Public, in and for said state, personally appeared Julia M. Mandigo known to me to be the person whose name subscribed to the foregoing instrument and acknowledged to me that she executed the same.

In Witness Whereof, I have hereunto set my hand and notarial seal on the date last above written.

Louise Estes
Notary Public, residing at College Place
College Place, Washington

STATE OF IDAHO,
County of Bonner } ss.

Filed for record at the request of _____

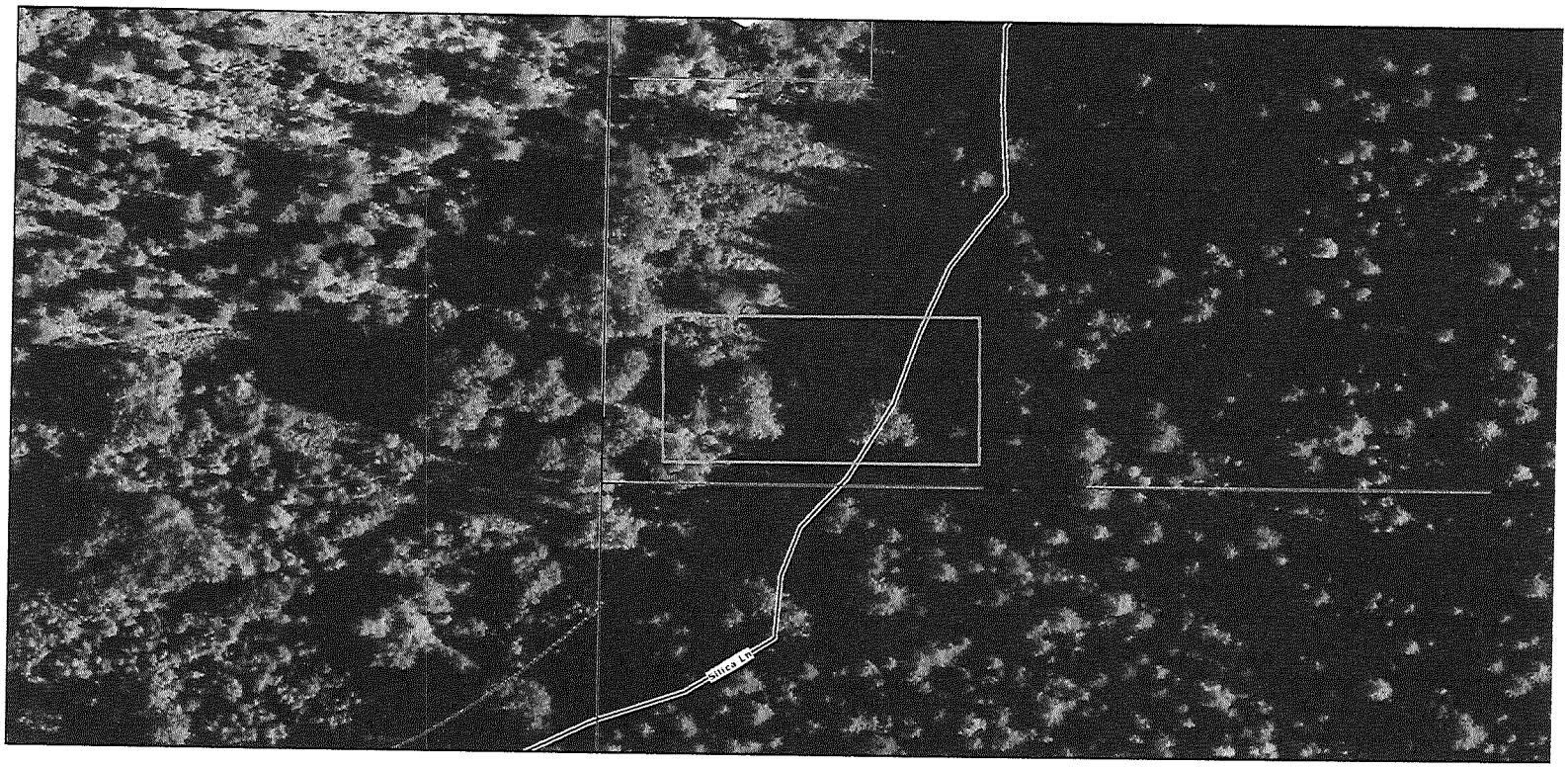
on the _____ day of _____, 19____, at _____ o'clock ____ M.

in Book _____ of Deeds, on page _____

_____ Recorder.

By _____ Deputy. Recording fee, $_____

MAIL DEED TO:	MAIL TAX NOTICE TO:
Alvin & Kathleen Whitehouse	Name Alvin D. Whitehouse
Rt 4 Box 251	Address Rt. 4 Box 251
Oldtown, ID 83822	City & State Oldtown, ID 83822



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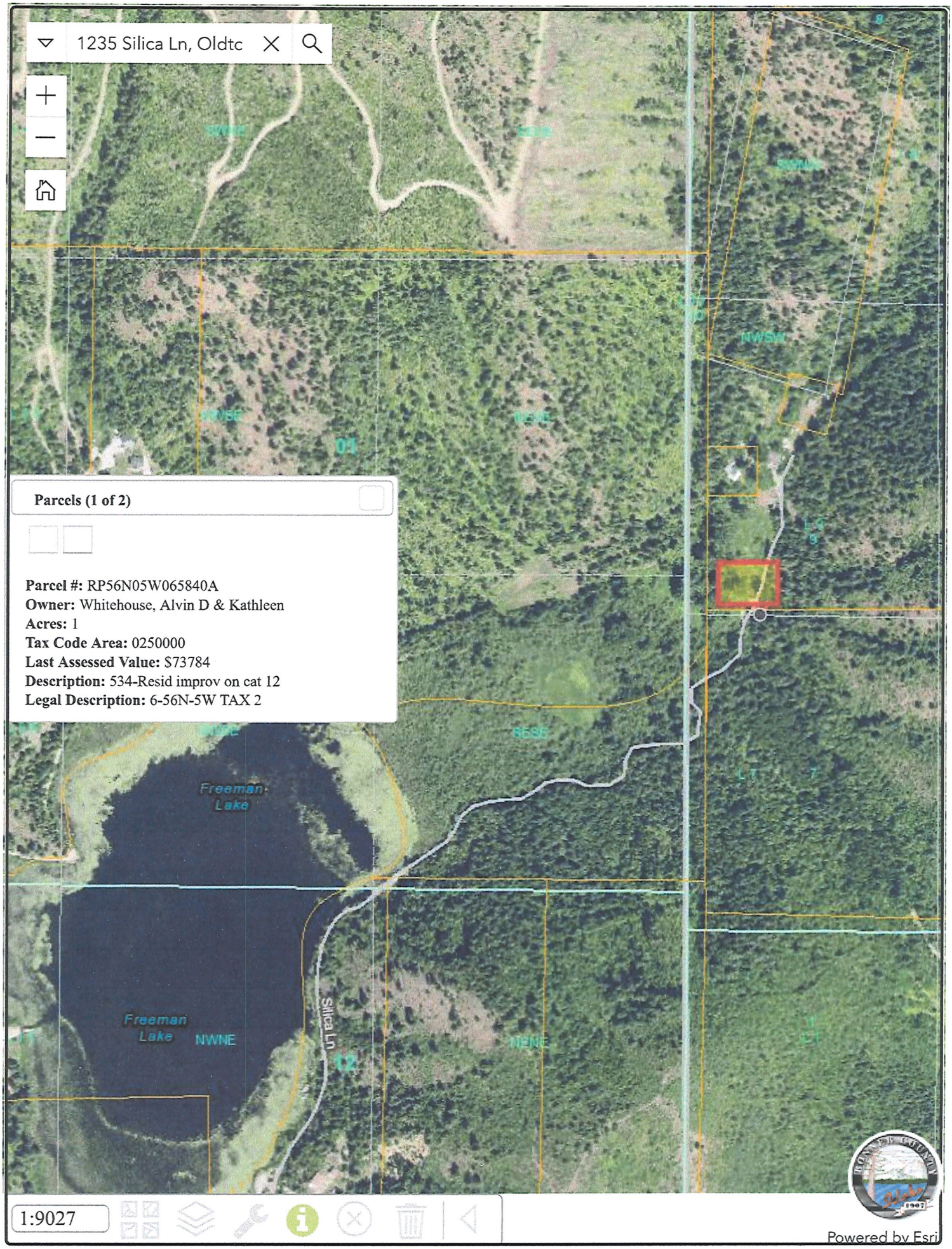

1235 Silica Ln, Oldtc
Parcels (1 of 2)
Parcel #: RP56N05W065840A
Owner: Whitehouse, Alvin D & Kathleen
Acres: 1
Tax Code Area: 0250000
Last Assessed Value: $73784
Description: 534-Resid improv on cat 12
Legal Description: 6-56N-5W TAX 2
Freeman Lake
Freeman Lake
NWNE
Silica Ln
NENE
NWSW
1:9027
Powered by Esri

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W120600A**
Site Address:	417 Silica Ln Oldtown ID 83822
Owner:	Thrun, Christine Cunningham, Eric PO Box 80266 Rcho Sta Marg CA 92688 - 0266
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	60.00 Acres (2,613,600 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	525592 WD,524801 QC,522313 QC,522312 QC,498513 WD
Total Land Value:	$226,274.00
Total Impr Value:	$169,145.00
Total Value:	$395,419.00

Tax Year	Annual Tax
2019	$2,756.53
2018	$2,632.30
2017	$2,262.28

12-56N-6W SWNE & E2NWNE

Land Use:	534 - Resid improv on cat 12	Zoning:	Rural 10
Land Categories:	12	Building Categories:	11 - One Story
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
12	60	$226,274.00	$0.00
32		$4,026.00	$0.00
34		$165,119.00	$0.00

Year Built:	1970 (2015)	Bathrooms:	2	Finished Sq Ft:	2,640
Stories:	1	Bedrooms:	2	Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	2	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
LEANTO	2015	2015	364	
POLEBLDG	1970	1970	430	

#19514

When recorded send to:

Cooke & Lamanna
Post Office Box 789
Priest River, Idaho 83856

SANDPOINT TITLE INSURANCE

03 JUN 12 P 2:49

RECORDER

DEPUTY

525592

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR, **CLAUDE L. LEHNERTZ**, a single man, of Post Office Box 1063, Priest River, Idaho 83856, does hereby grant, bargain, sell and convey unto **CHRISTINE THRUN**, a single person, and **ERIC CUNNINGHAM**, a single person, as tenants in common, of 1908 Derringer Lane, Diamond Bar, California 91765, the Grantees, the following described real property in Bonner County, State of Idaho, to wit:

> That portion of the South Half of Section 1, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho, lying South of the thread of Freeman Creek and East of the Shoreline of Freeman Lake;
>
> AND
>
> The East Half of the Northwest Quarter of the Northeast Quarter, and the Southwest Quarter of the Northeast Quarter of Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho.
>
> SUBJECT TO easements, conditions, restrictions, reservations, covenants and rights of way of record.

525592

ALSO SUBJECT TO that certain Deed of Trust dated July 24, 1991, recorded July 29, 1991 as Instrument No. 392942, records of Bonner County, Idaho, which said Deed of Trust, the Grantor herein agrees to pay and retire according to the tenor thereof, and hold the Grantees herein harmless therefrom.

TOGETHER WITH all and singular, the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining;

AND, the above named Grantor hereby covenants that the above described premises are free from encumbrances and that he and his heirs, executors and administrators shall warrant and defend the above premises against all lawful claims and demands except current taxes, easements, restrictions, reservations, covenants and rights of way of record and of view.

DATED this 10th day of June, 1998.

Claude L. Lehnertz

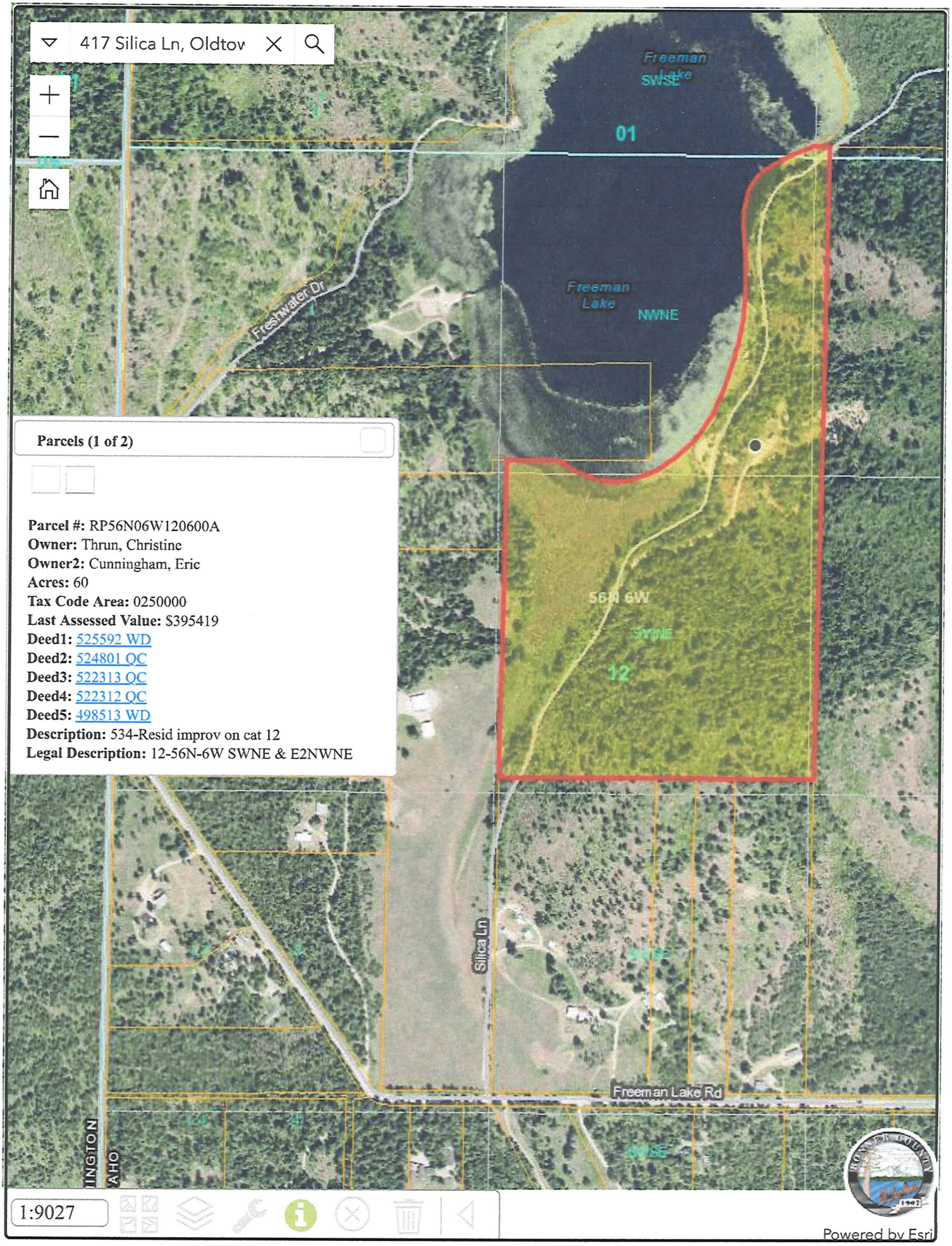
STATE OF IDAHO,)
:ss
County of Bonner,)

On this 10th day of June, 1998, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Claude L. Lehnertz, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

NOTARY PUBLIC STATE OF IDAHO

Notary Public - State of Idaho
Residing at Priest River therein.
My commission expires: 5/12/99.



Parcels (1 of 2)

Parcel #: RP56N06W120600A
Owner: Thrun, Christine
Owner2: Cunningham, Eric
Acres: 60
Tax Code Area: 0250000
Last Assessed Value: $395419
Deed1: 525592 WD
Deed2: 524801 QC
Deed3: 522313 QC
Deed4: 522312 QC
Deed5: 498513 WD
Description: 534-Resid improv on cat 12
Legal Description: 12-56N-6W SWNE & E2NWNE

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W019050A**
Site Address:	
	ID 83822
Owner:	Thrun, Christine Cunningham, Eric
	PO Box 80266
	Rcho Sta Marg CA 92688 - 0266
Twn/Range/Section:	56N / 06W / 01
Parcel Size:	31.01 Acres (1,350,796 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	Thread Of Freeman Creek
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	525592 WD,524801 QC,522313 QC,522312 QC,498513 WD
Total Land Value:	$136,152.00
Total Impr Value:	$0.00
Total Value:	$136,152.00

Tax Year	Annual Tax
2019	$736.88
2018	$836.50
2017	$708.82

1-56N-6W S2 OF SEC S OF THREAD OF FREEMAN CREEK & E OF SHORELINE OF FREEMAN LAKE

Land Use:	512 - Land Resid rural tract vac	Zoning:	Agricultural/Forestry 20
Land Categories:	12	Building Categories:	
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
12	31.01	$136,152.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

#19514

When recorded send to:

Cooke & Lamanna
Post Office Box 789
Priest River, Idaho 83856

SANDPOINT TITLE INSURANCE
03 JUN 12 P 2:49
RECORDER
DEPUTY

525592

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT GRANTOR, **CLAUDE L. LEHNERTZ**, a single man, of Post Office Box 1063, Priest River, Idaho 83856, does hereby grant, bargain, sell and convey unto **CHRISTINE THRUN**, a single person, and **ERIC CUNNINGHAM**, a single person, as tenants in common, of 1908 Derringer Lane, Diamond Bar, California 91765, the Grantees, the following described real property in Bonner County, State of Idaho, to wit:

> That portion of the South Half of Section 1, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho, lying South of the thread of Freeman Creek and East of the Shoreline of Freeman Lake;
>
> AND
>
> The East Half of the Northwest Quarter of the Northeast Quarter, and the Southwest Quarter of the Northeast Quarter of Section 12, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho.
>
> SUBJECT TO easements, conditions, restrictions, reservations, covenants and rights of way of record.

525592

ALSO SUBJECT TO that certain Deed of Trust dated July 24, 1991, recorded July 29, 1991 as Instrument No. 392942, records of Bonner County, Idaho, which said Deed of Trust, the Grantor herein agrees to pay and retire according to the tenor thereof, and hold the Grantees herein harmless therefrom.

TOGETHER WITH all and singular, the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining;

AND, the above named Grantor hereby covenants that the above described premises are free from encumbrances and that he and his heirs, executors and administrators shall warrant and defend the above premises against all lawful claims and demands except current taxes, easements, restrictions, reservations, covenants and rights of way of record and of view.

DATED this 16th day of June, 1998.

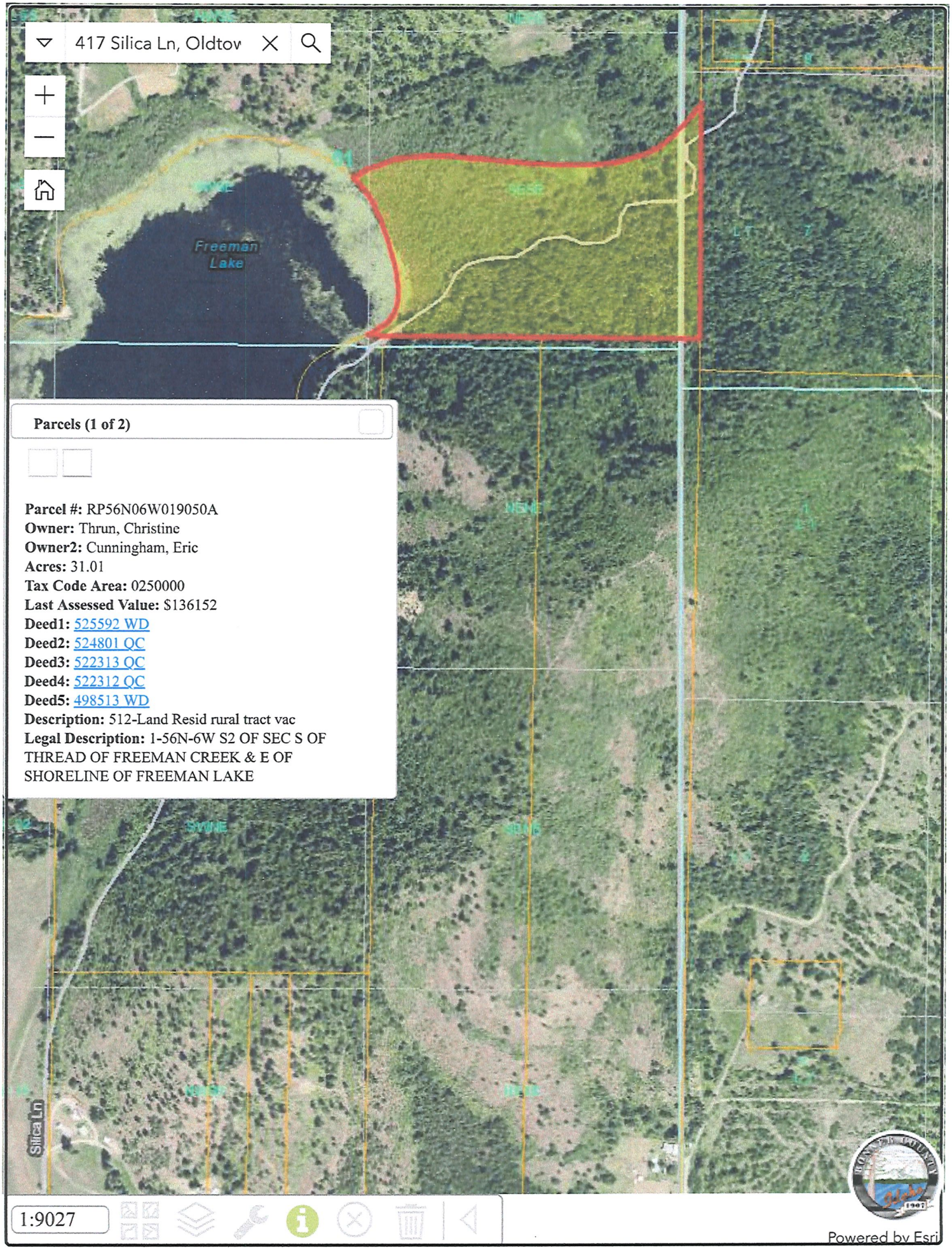
Claude L. Lehnertz

STATE OF IDAHO,)
:ss
County of Bonner,)

On this 16th day of June, 1998, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Claude L. Lehnertz, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public - State of Idaho
Residing at Priest River therein.
My commission expires: 5/12/99.



Parcels (1 of 2)

Parcel #: RP56N06W019050A
Owner: Thrun, Christine
Owner2: Cunningham, Eric
Acres: 31.01
Tax Code Area: 0250000
Last Assessed Value: $136152
Deed1: 525592 WD
Deed2: 524801 QC
Deed3: 522313 QC
Deed4: 522312 QC
Deed5: 498513 WD
Description: 512-Land Resid rural tract vac
Legal Description: 1-56N-6W S2 OF SEC S OF THREAD OF FREEMAN CREEK & E OF SHORELINE OF FREEMAN LAKE

SUNCO RD

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W014801A**
Site Address:	Freeman Lk Rd Oldtown ID 83822 - 1514
Owner:	Campbell Trust Campbell, John S & Tina A PO Box 1514 Oldtown ID 83822 - 1514
Twn/Range/Section:	56N / 06W / 01
Parcel Size:	10.00 Acres (435,600 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	830681 QC,791722 QC,791423 QC,751309 D,649136 WD
Total Land Value:	$40,998.00
Total Impr Value:	$656,264.00
Total Value:	$697,262.00

Tax Year	Annual Tax
2019	$3,797.62
2018	$3,139.54
2017	$2,796.36

1-56N-6W N 970FT OF W 450FT OF E 2585.02FT OF S2

Land Use:	131 - Land-ag/timb w/resid Imp
Land Categories:	7;10
Recreation:	
Zoning:	Agricultural/Forestry 20
Building Categories:	19 - 1.5 Story w/basement
School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	9	$1,548.00	$0.00
10	1	$39,450.00	$5,724.00
31		$649,757.00	$94,276.00
32		$6,507.00	$0.00

Year Built:	2008 (2010)	Bathrooms:	3	Finished Sq Ft:	4,642
Stories:	1.5	Bedrooms:	3	Heat:	Radiant - floor
A/C:	Yes	Garage:	Detached 1,800 SqFt	Roof:	Comp sh to 235# - Gable
Basement:	1,840 SqFt	Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
SHEDGP	2010	2010	91	
SHEDGP	2010	2010	96	
SHEDGP	2010	2010	96	
POLEBLDG	2010	2010	160	
POLEBLDG	2008	2008	480	
DETGAR	2008	2008	1,800	

Instrument # 830681
BONNER COUNTY, SANDPOINT, IDAHO
8-14-2012 02:17:02 No. of Pages: 2
Recorded for : SEWELL & ASSOC
MARIE SCOTT Fee: 13.00
Ex-Officio Recorder Deputy CB
Index to: QUIT CLAIM DEED

QUITCLAIM DEED
FOR THE PURPOSES OF COMPLETING A BOUNDARY LINE ADJUSTMENT

FOR VALUE RECEIVED,

John S. Campbell and Tina A. Campbell, as Trustees under the Declaration of Trust of even date herewith, known as the Campbell Family Living Trust, dated May 2, 2008

do(es) hereby convey, release, remise and forever quitclaim unto

John S. Campbell and Tina A. Campbell, as Trustees under the Declaration of Trust of even date herewith, known as the Campbell Family Living Trust, dated May 2, 2008

whose current address is: PO Box 1514, Oldtown, ID 83822

the following described premises:

SEE LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: 8/3/12

John S Campbell — **John S Campbell, Trustee**

Tina A Campbell — **Tina A Campbell, Trustee**

State of Washington ss.
County of Pend Oreille)

On this 3RD day of August, 2012, before me, Katherine A Ingram, a Notary Public in and for said state, personally appeared John S. Campbell and Tina A. Campbell known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Campbell Family Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Katherine A Ingram

Notary Public for the State of Wash.
Residing at: Newport, WA
Commission Expires: 9-12-14

KATHERINE A. INGRAM
Notary Public
State of Washington
My Commission Expires
September 12, 2014

JAMES A. SEWELL & ASSOCIATES, LLC

600-4th Street West
Newport, Washington 99156
(509) 447-3626 (208) 437-2641
(509) 447-2112 Fax

*Civil Engineering *Electrical Engineering *Land Surveying *Building Inspection * Land Use Planning

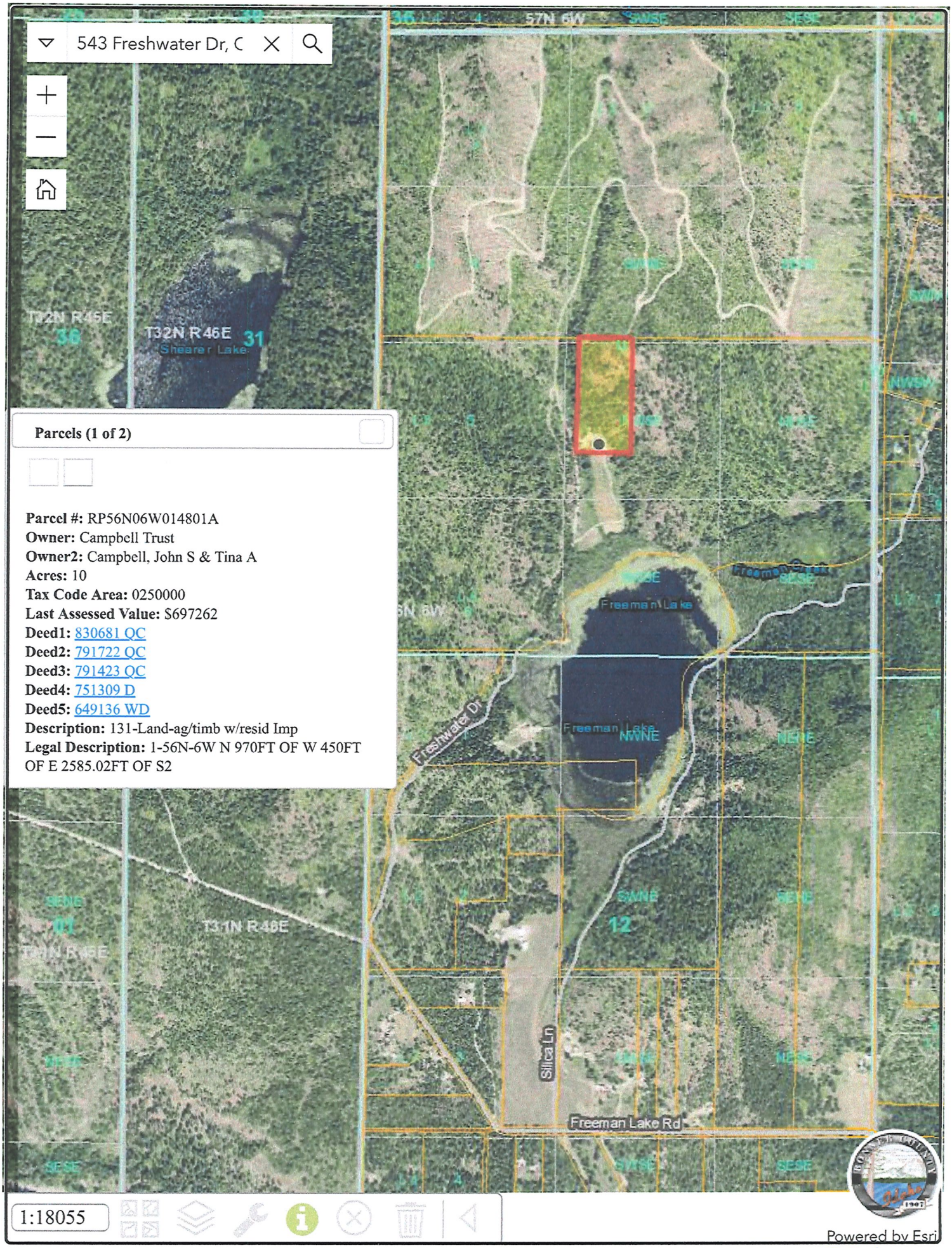
PARCEL 1
7-30-2012

A Tract of land located in Section 1, Township 56 North, Range 6 West, B.M., Bonner County, Idaho, being more particularly described as follows:

Beginning at a point along the East-West Center of Section Line of Section 1 (said point being S89°17'10"W, 2135.02 feet from the East Quarter Corner of said Section 1); thence parallel to the East line of said Section 1, S0°55'41"E, 970.00 feet; thence parallel to said East-West Center of Section Line of Section 1, S89°17'10"W, 450.00 feet; thence parallel to said East Line of Section 1, N0°55'41"W, 970.00 feet to its intersection with said East-West Center of Section line of Section 1; thence along the said East-West Center of Section Line of Section 1, N89°17'10"E, 450.00 feet to the point of beginning. Said parcel containing approximately 10.0 acres.

Sewage Disposal (drainfield) Easement benefitting Parcel 1 - Beginning at a point along the South Line of Parcel 1, said point bears S89°17'10"W 2135.02 feet, S0°55'41"E 970.00 feet and S89°17'10"W 31.33 feet all from the East Quarter Corner of said Section 1; thence parallel to the East Line of Section 1, S0°55'41"E 215.00 feet; thence parallel to the East-West Center of Section Line of Section 1, S89°17'10"W, 200.00 feet; thence parallel to said East Line of Section 1, N0°55'41"W 215.00 feet to its intersection with the South Line of said Parcel 1; thence along said South Line of parcel 1 N89°17'10"E, 200.00 feet to the point of beginning.

Said Parcel 1 being subject to a 30 foot easement (15 feet each side of the existing centerline) along an existing roadway as existing on July 10th, 2012 for ingress, egress and utilities.



Parcels (1 of 2)

Parcel #: RP56N06W014801A
Owner: Campbell Trust
Owner2: Campbell, John S & Tina A
Acres: 10
Tax Code Area: 0250000
Last Assessed Value: $697262
Deed1: 830681 QC
Deed2: 791722 QC
Deed3: 791423 QC
Deed4: 751309 D
Deed5: 649136 WD
Description: 131-Land-ag/timb w/resid Imp
Legal Description: 1-56N-6W N 970FT OF W 450FT OF E 2585.02FT OF S2

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W014951A**
Site Address:	543 Freshwater Dr Oldtown ID 83822
Owner:	Campbell Trust Campbell, John S & Tina A PO Box 1514 Oldtown ID 83822 -
Twn/Range/Section:	56N / 06W / 01
Parcel Size:	235.00 Acres (10,236,600 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	Thread Of Freeman Creek
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	830680 QC,751309 D,649136 WD,537853 QC,349383 PA
Total Land Value:	$108,682.00
Total Impr Value:	$0.00
Total Value:	$108,682.00

Tax Year	Annual Tax
2019	$754.92
2018	$818.00
2017	$816.32

1-56N-6W S2 LESS PORTION S OF THREAD OF FREEMAN CREEK & E OF SHORELINE OF FREEMAN LAKE ALSO LESS N 970FT OF W 450FT OF E 2585.02FT

Land Use:	107 - Bare forest land	Zoning:	Agricultural/Forestry 20
Land Categories:	7;10	Building Categories:	
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	220.85	$37,986.00	$0.00
10	14.15	$70,696.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Instrument # 830680
BONNER COUNTY, SANDPOINT, IDAHO
8-14-2012 02:16:30 No. of Pages: 3
Recorded for : SEWELL & ASSOC
MARIE SCOTT Fee: 16.00
Ex-Officio Recorder Deputy GB
Index to: QUIT CLAIM DEED

QUITCLAIM DEED
FOR THE PURPOSES OF COMPLETING A BOUNDARY LINE ADJUSTMENT

FOR VALUE RECEIVED,

> **John S. Campbell and Tina A. Campbell, as Trustees under the Declaration of Trust of even date herewith, known as the Campbell Family Living Trust, dated May 2, 2008**

do(es) hereby convey, release, remise and forever quitclaim unto

> **John S. Campbell and Tina A. Campbell, as Trustees under the Declaration of Trust of even date herewith, known as the Campbell Family Living Trust, dated May 2, 2008**

whose current address is: PO Box 1514, Oldtown, ID 83822

the following described premises:

> **SEE LEGAL DESCRIPTION ATTACHED**

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: 8/3/12

John S Campbell, Trustee

Tina A Campbell, Trustee

State of Washington ss.
County of Pend Oreille)

On this 3RD day of August, 2012, before me, Katherine A Ingram a Notary Public in and for said state, personally appeared John S. Campbell and Tina A. Campbell known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Campbell Family Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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 for the State of Wash »
Residing at: Newport, WA
Commission Expires: 9-12-14

KATHERINE A. INGRAM
Notary Public
State of Washington
My Commission Expires
September 12, 2014

JAMES A. SEWELL & ASSOCIATES, LLC

600-4th Street West
Newport, Washington 99156
(509) 447-3626 (208) 437-2641
(509) 447-2112 Fax

*Civil Engineering *Electrical Engineering *Land Surveying *Building Inspection * Land Use Planning

PARCEL 2
7-30-2012

A Tract of land located in Section 1, Township 56 North, Range 6 West, B.M., Bonner County, Idaho, being more particularly described as follows:

The South Half of said Section 1 lying northerly of Freeman Lake and Northerly of the thread of Freeman Creek.

Less the following described parcel of land known as Parcel 1:
Beginning at a point along the East-West Center of Section Line of Section 1 (said point being S89°17'10"W, 2135.02 feet from the East Quarter Corner of said Section 1); thence parallel to the East line of said Section 1, S0°55'41"E, 970.00 feet; thence parallel to said East-West Center of Section Line of Section 1, S89°17'10"W, 450.00 feet; thence parallel to said East Line of Section 1, N0°55'41"W, 970.00 feet to its intersection with said East-West Center of Section line of Section 1; thence along the said East-West Center of Section Line of Section 1, N89°17'10"E, 450.00 feet to the point of beginning.

Said Parcel 2 containing approximately 235 acres

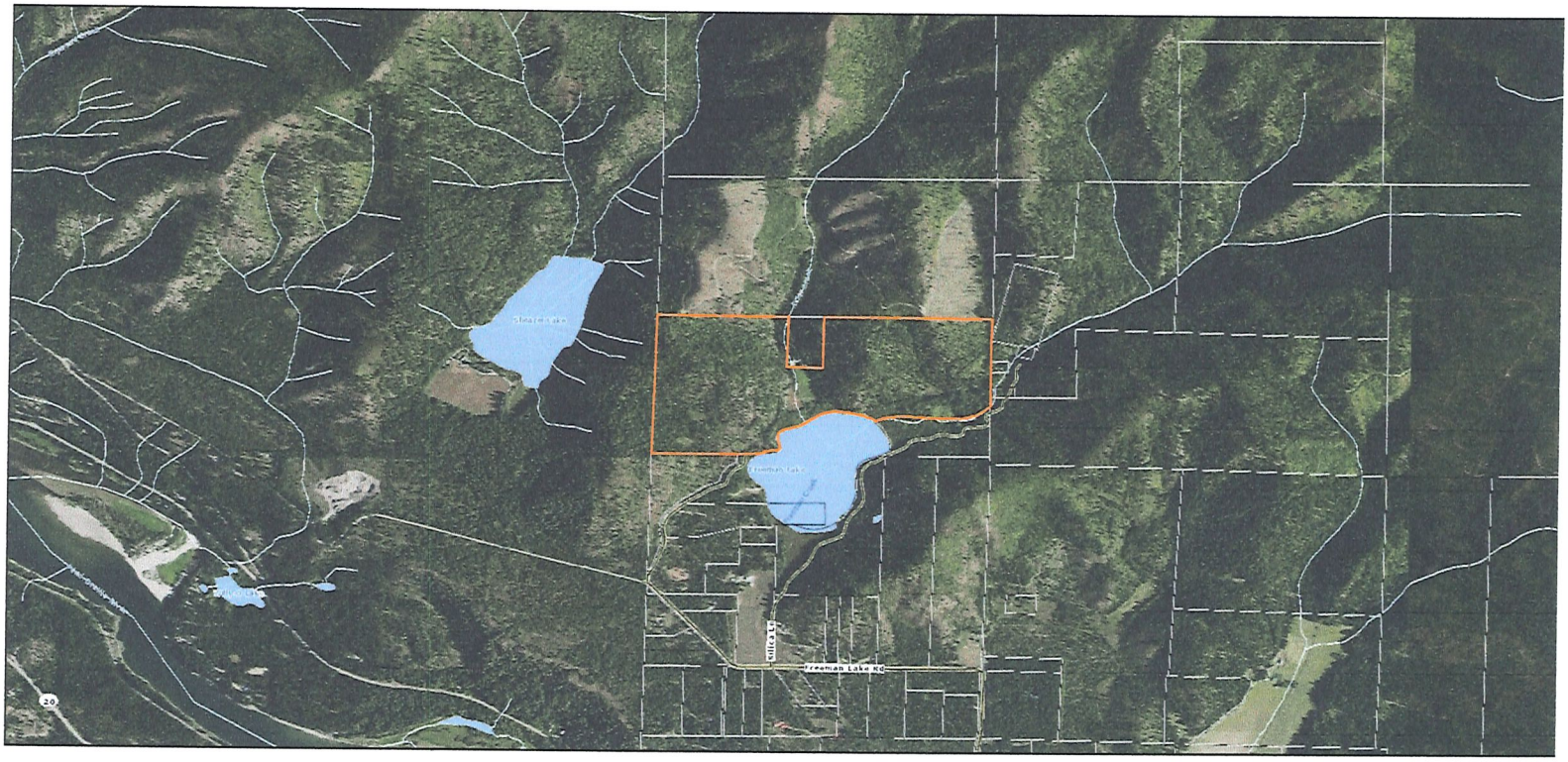
Parcel 2 subject to the following sewage disposal (drainfield) easement benefitting Parcel 1 - Beginning at a point along the South Line of Parcel 1, said point bears S89°17'10"W 2135.02 feet, S0°55'41"E 970.00 feet and S89°17'10"W 31.33 feet all from the East Quarter Corner of said Section 1; thence parallel to the East Line of Section 1, S0°55'41"E 215.00 feet; thence parallel to the East-West Center of Section Line of Section 1, S89°17'10"W, 200.00 feet; thence parallel to said East Line of Section 1, N0°55'41"W 215.00 feet to its intersection with the South Line of said Parcel 1; thence along said South Line of parcel 1 N89°17'10"E, 200.00 feet to the point of beginning.

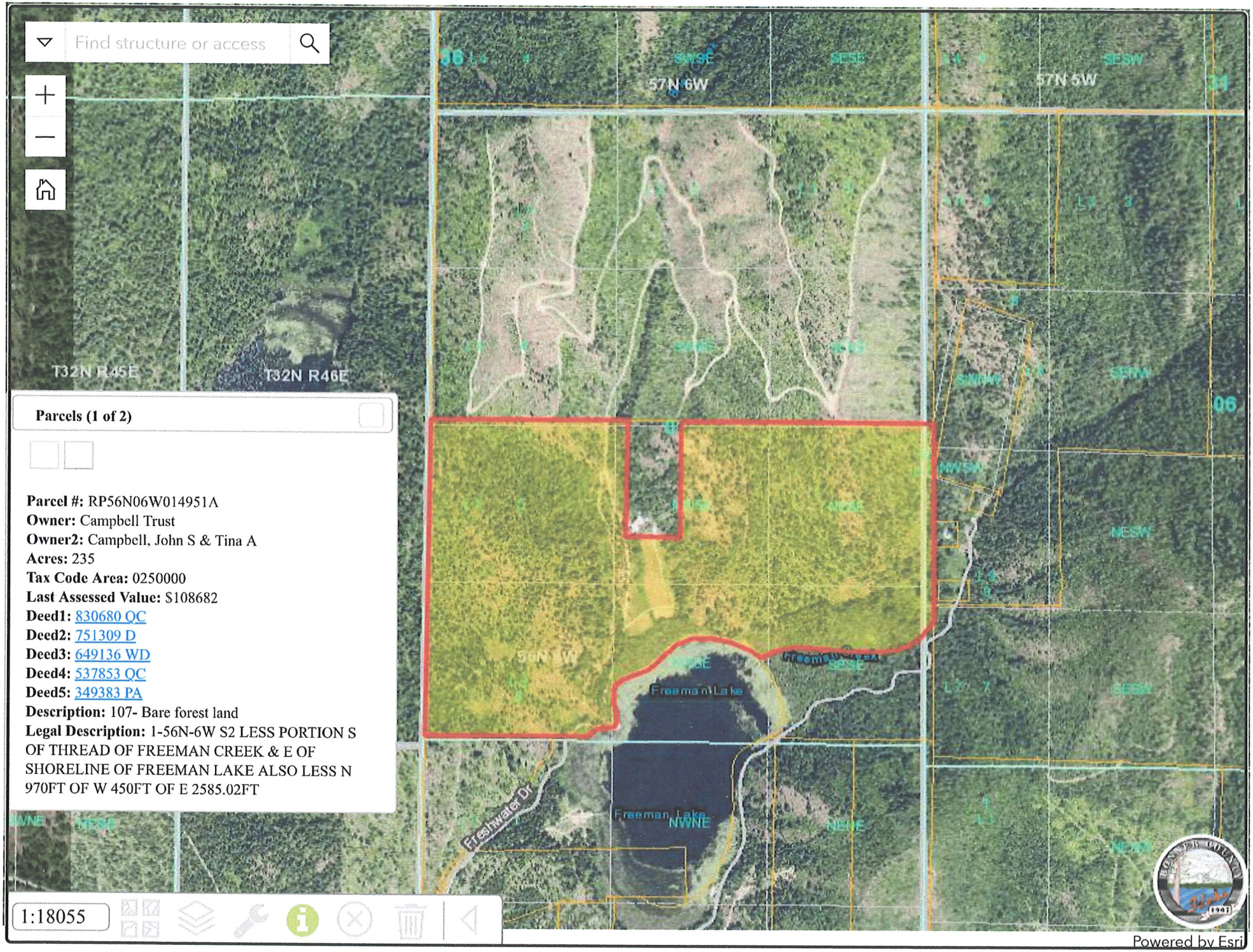
JAMES A. SEWELL & ASSOCIATES, LLC

600-4th Street West
Newport, Washington 99156
(509) 447-3626 (208) 437-2641
(509) 447-2112 Fax

*Civil Engineering *Electrical Engineering *Land Surveying *Building Inspection * Land Use Planning

Parcel 2 benefits from a 30 foot easement (15 feet each side of the existing centerline) along an existing roadway as existing on July 10th, 2012 for ingress, egress and utilities over and across Parcel 1.


Freeman Lake
Hill Ln
Freeman Lake Rd
20



Parcels (1 of 2)

Parcel #: RP56N06W014951A
Owner: Campbell Trust
Owner2: Campbell, John S & Tina A
Acres: 235
Tax Code Area: 0250000
Last Assessed Value: $108682
Deed1: 830680 QC
Deed2: 751309 D
Deed3: 649136 WD
Deed4: 537853 QC
Deed5: 349383 PA
Description: 107- Bare forest land
Legal Description: 1-56N-6W S2 LESS PORTION S OF THREAD OF FREEMAN CREEK & E OF SHORELINE OF FREEMAN LAKE ALSO LESS N 970FT OF W 450FT OF E 2585.02FT

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W123000A**
Site Address:	388 Freshwater Dr Oldtown ID 83822
Owner:	Minnaloosa Land Company LLC Dawe, Tim & Patricia 1506 Rockefeller Ave Everett WA 98201 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	22.26 Acres (969,820 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	873990 QC,868624 WD,
Total Land Value:	$13,358.00
Total Impr Value:	$0.00
Total Value:	$13,358.00

Tax Year	Annual Tax
2019	$75.88
2018	$82.48
2017	$83.72

12-56N-6W TAX 23 CPWRS

Land Use:	106 - Productivity forest land	Zoning:	Rural 10
Land Categories:	6	Building Categories:	
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
6	22.264	$13,358.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Instrument # 973638
Bonner County, Sandpoint, Idaho
01/06/2021 09:43:20 AM No. of Pages: 9
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW
Michael W. Rosedale Fee: $17.00
Ex-Officio Recorder Deputy cbrannon
Index to: WARRANTY DEED

RE-RECORD OF WARRANTY DEED

TO CORRECT SCRIVENER'S ERRORS

ORIGINAL INSTRUMENT NUMBERS

942124, 943014 AND 960914

Instrument # 960914
Bonner County, Sandpoint, Idaho
07/15/2020 12:36:09 PM No. of Pages: 6
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW
Michael W. Rosedale Fee: $16.00
Ex-Officio Recorder Deputy Hiaherty
Index to: WARRANTY DEED

Instrument # 943014
Bonner County, Sandpoint, Idaho
08/08/2019 11:14:25 AM No. of Pages: 6
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy bbroehl
Index to: WARRANTY DEED

Instrument # 942124
Bonner County, Sandpoint, Idaho
07/24/2019 08:13:28 AM No. of Pages: 5
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy cbrannon
Index to: WARRANTY DEED

Escrow No.: N-48323-JAH
**BEING RE-RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESC.

See ATTACHED EXHIBIT A

WARRANTY DEED

FOR VALUE RECEIVED, **Minnaloosa Land Company, LLC an Idaho Limited Liability Company,**
Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Tim Dawe and Patricia Dawe, husband and wife, as community property with right of survivorship,** Grantee, whose address is: 1506 Rockefeller Avenue, Everett, WA 98201 the following described premises, County of Bonner, State of Idaho to-wit:

A PARCEL OF LAND LOCATED IN PORTIONS OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CLOSING SUBDIVISION CORNER (WEST QUARTER CORNER) OF SAID SECTION 12 (AS MARKED BY 1.5" ALUMINUM CAP MONUMENT PER CP&F INSTRUMENT #865730), FROM WHICH THE CLOSING SUBDIVISION CORNER OF SECTIONS 1 AND 12 (AS MARKED BY A 3" BRASS CAP PER CP&F DATED JANUARY 3, 1990) BEARS NORTH 00°20'35" EAST, 2598.63 FEET; THENCE NORTH 00°20'35" EAST, 394.23 FEET TO A 5/6" RECORDS REBAR & CAP AND "PLS BEING 6374" AS SHOWN ON RECORD OF SURVEY INSTRUMENT #870913 BONNER COUNTY RECORDS AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIBED PARCEL OF LAND;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID SECTION 12 NORTH 00°20'35" EAST, 2204.40 FEET TO THE AFOREMENTIONED CLOSING SUBDIVISION CORNER OF SECTIONS 1 AND 12;
THENCE, NORTH 89°38'54" EAST, 1133.55 FEET ALONG THE NORTH LINE OF SAID SECTION 12 TO THE POINT OF INTERSECTION WITH THE FREEMAN LAKE ACCESS ROAD, DESCRIBED AS 'TRACT 3' OF WARRANTY DEED INSTRUMENT #868624 AND BEING THE POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

THENCE, ALONG SAID "TRACT 3" THE FOLLOWING TWENTY TWO (22) COURSES;

This document is now recorded electronically with the County Recorder. Attached to this original document is a copy of the recorder stamp as it appears of record.

Escrow No.: N-48323-JAH

**BEING RE-RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESC.

WARRANTY DEED

FOR VALUE RECEIVED, **Minnaloosa Land Company, LLC an Idaho Limited Liability Company,**
Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Tim Dawe and Patricia Dawe, husband and wife, as community property with right of survivorship,** Grantee, whose address is: 1506 Rockefeller Avenue, Everett, WA 98201 the following described premises, County of Bonner, State of Idaho to-wit:

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THENCE, CONTINUING ALONG THE WEST LINE OF SAID SECTION 12 NORTH 00°20'35" EAST, 2204.40 FEET TO THE AFOREMENTIONED CLOSING SUBDIVISION CORNER OF SECTIONS 1 AND 12;
THENCE, NORTH 89°38'54" EAST, 1133.55 FEET ALONG THE NORTH LINE OF SAID SECTION 12 TO THE POINT OF INTERSECTION WITH THE FREEMAN LAKE ACCESS ROAD, DESCRIBED AS 'TRACT 3' OF WARRANTY DEED INSTRUMENT #868624 AND BEING THE POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

THENCE, ALONG SAID "TRACT 3" THE FOLLOWING TWENTY TWO (22) COURSES;

1) 43.51 FEET ALONG SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF I3°07' 18" AND A CHORD BEARING SOUTH 04°51'58" WEST, 43.42 FEET TO A POINT OF TANGENCY;
2) SOUTH 01°41'41" EAST, 44.69 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;
3) 129.51 FEET ALONG SAID CURVE HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 64°31'32" AND A CHORD BEARING SOUTH 30°34'05" WEST, 122.77 FEET TO A POINT OF TANGENCY;
4) SOUTH 62°49'51" WEST, 21.81 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;
5) 70.91 FEET ALONG SAID CURVE HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 35°19'42" AND A CHORD BEARING SOUTH 45°10'00" WEST, 69.79 FEET TO A POINT OF TANGENCY;
6) SOUTH 27°30'09" WEST, 95.19 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;
7) 95.82 FEET ALONG SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 18°17'59" AND A CHORD BEARING SOUTH 18°21'09" WEST, 95.41 FEET TO A POINT OF TANGENCY;
8) SOUTH 09°12'10" WEST, 36.04 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;
9) 105.49 FEET ALONG SAID CURVE HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 57°33'55" AND A CHORD BEARING SOUTH 37°59'07" WEST, 101.11 FEET TO A POINT OF TANGENCY;
10) SOUTH 66°46'05" WEST, 56.79 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;
11) 143.46 FEET ALONG SAID CURVE HAVING A RADIUS OF 420.00 FEET. A CENTRAL ANGLE OF 19°34'12" AND A CHORD BEARING SOUTH 56°50'59" WEST, 142.76 FEET TO A POINT OF TANGENCY;
12) SOUTH 47°11'53" WEST, 159.30 FEET TO AN ANGLE POINT;
13) SOUTH 50°51'41" WEST, 173.21 FEET TO AN ANGLE POINT;
14) SOUTH 40°51'09" WEST, 283.95 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;
I 5) 151.53 FEET ALONG SAID CURVE HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 27°07'55" AND A CHORD BEARING SOUTH 27°17'12" WEST. 150.12 FEET TO A POINT OF TANGENCY;
16) SOUTH 13°43' 14" WEST,73.76 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;

17) 129.03 FEET ALONG SAID CURVE HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 21°44'36" AND A CHORD BEARING SOUTH 02°50'55" WEST, 128.26 FEET TO A POINT OF TANGENCY;
18) SOUTH 08°01'24" EAST, 103.08 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;
19) 192.37 FEET ALONG SAID CURVE HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 22°57'43" AND A CHORD BEARING SOUTH 03°27'28" WEST, 191.00 FEET TO A POINT OF TANGENCY;
20) SOUTH 14°56' 19" WE5T, 331.42 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;
2I) 94.62 FEET ALONG SAID CURVE HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF
13°03'46" AND A CHORD BEARING SOUTH 21°20' 12" WEST, 94.41 FEET TO A POINT OF TANGENCY;
22) SOUTH 28°00'05" WEST, 108.51 FEET, RETURNING TO THE POINT OF BEGINNING FOR THIS DESCRIBED PARCEL OF LAND.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

DATED. July 15, 2019

Minnaloosa Land Company, LLC

By: _____
Thomas D. Mort, Member

By: _____
Andrew E. Wright, Member

By: _____
Stephen S. Richardson, Member

State of Idaho

County of Kootenai

On this 23rd day of July, 2019, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared Thomas D. Mort, known or identified to me to be the person whose name is subscribed to the foregoing instrument as member of Minnaloosa Land Company, an Idaho Limited Liability Company, and acknowledged to me that such limited liability company executed the same.

GAVIN JACOBSON
COMMISSION NUMBER 43458
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/27/2022

Notary Public for the State of Idaho
Residing at: Coeur D'Alene, ID
My Commission Expires: 12/27/22

State of Idaho

County of Kootenai

GAVIN JACOBSON
COMMISSION NUMBER 43458
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/27/2022

On this 23rd day of July, 2019, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared Andrew E. Wright, known or identified to me to be the person whose name is subscribed to the foregoing instrument as member of Minnaloosa Land Company, an Idaho Limited Liability Company, and acknowledged to me that such limited liability company executed the same.

Notary Public for the State of Idaho
Residing at: Coeur D' Alene, ID
My Commission Expires: 12/27/22

State of Idaho

County of Kootenai

GAVIN JACOBSON
COMMISSION NUMBER 43458
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/27/2022

On this 23rd day of July, 2019, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared Stephen S. Richardson, known or identified to me to be the person whose name is subscribed to the foregoing instrument as member of Minnaloosa Land Company, an Idaho Limited Liability Company, and acknowledged to me that such limited liability company executed the same.

Notary Public for the State of Idaho
Residing at: Coeur D' Alene, ID
My Commission Expires: 12/27/22

Order Number: N-48323

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN PORTIONS OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CLOSING SUBDIVISION CORNER (WEST QUARTER CORNER) OF SAID SECTION 12 (AS MARKED BY 1.5" ALUMINUM CAP MONUMENT PER CP&F INSTRUMENT #865730), FROM WHICH THE CLOSING SUBDIVISION CORNER OF SECTIONS 1 AND 12 (AS MARKED BY A 3" BRASS CAP PER CP&F DATED JANUARY 3, I990) BEARS NORTH 00°20'35" EAST, 2598.63 FEET; THENCE NORTH 00°20'35" EAST, 394.23 FEET TO A 5/6" RECORDS REBAR & CAP AND "PLS BEING 6374" AS SHOWN ON RECORD OF SURVEY INSTRUMENT #870913 BONNER COUNTY RECORDS AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIBED PARCEL OF LAND;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID SECTION 12 NORTH 00°20'35" EAST, 2204.39 FEET TO THE AFOREMENTIONED CLOSING SUBDIVISION CORNER OF SECTIONS 1 AND 12;
THENCE, NORTH 89°38'54" EAST, 1133.55 FEET ALONG THE NORTH LINE OF SAID SECTION 12 TO THE POINT OF INTERSECTION WITH THE FREEMAN LAKE ACCESS ROAD, DESCRIBED AS 'TRACT 3' OF WARRANTY DEED INSTRUMENT #868624 AND BEING THE POINT OF NON-TANGENT CURVATURE TO THE LEFT;

THENCE, ALONG SAID "TRACT 3" THE FOLLOWING TWENTY TWO (22) COURSES;

1) 43.51 FEET ALONG SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 13°07' 18' AND A CHORD BEARING SOUTH 04°51'58" WEST, 43.42 FEET TO A POINT OF TANGENCY;
2) SOUTH 01°41'41" EAST, 44.69 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;
3) 129.51 FEET ALONG SAID CURVE HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 64°31'32" AND A CHORD BEARING SOUTH 30°34'05" WEST, 122.77 FEET TO A POINT OF TANGENCY;
4) SOUTH 62°49'51" WEST, 21.81 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;
5) 70.91 FEET ALONG SAID CURVE HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 35°19'42" AND A CHORD BEARING SOUTH 45°10'00" WEST, 69.79 FEET TO A POINT OF TANGENCY;
6) SOUTH 27°30'09" WEST, 95.19 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;
7) 95.82 FEET ALONG SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 18°17'59" AND A CHORD BEARING SOUTH 18°21'09" WEST, 95.41 FEET TO A POINT OF TANGENCY;
8) SOUTH 09°12'10' WEST, 36.04 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;

9) 105.49 FEET ALONG SAID CURVE HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 57°33'55" AND A CHORD BEARING SOUTH 37°59'07" WEST, 101.11 FEET TO A POINT OF TANGENCY;
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16) SOUTH 13°43' 14" WEST,73.78 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;
17) 129.03 FEET ALONG SAID CURVE HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 21°44'36" AND A CHORD BEARING SOUTH 02°50'55" WEST, 128.26 FEET TO A POINT OF TANGENCY;
18) SOUTH 08°01'24" EAST, 103.08 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;
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20) SOUTH 14°56' 19" WEST, 331.42 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;
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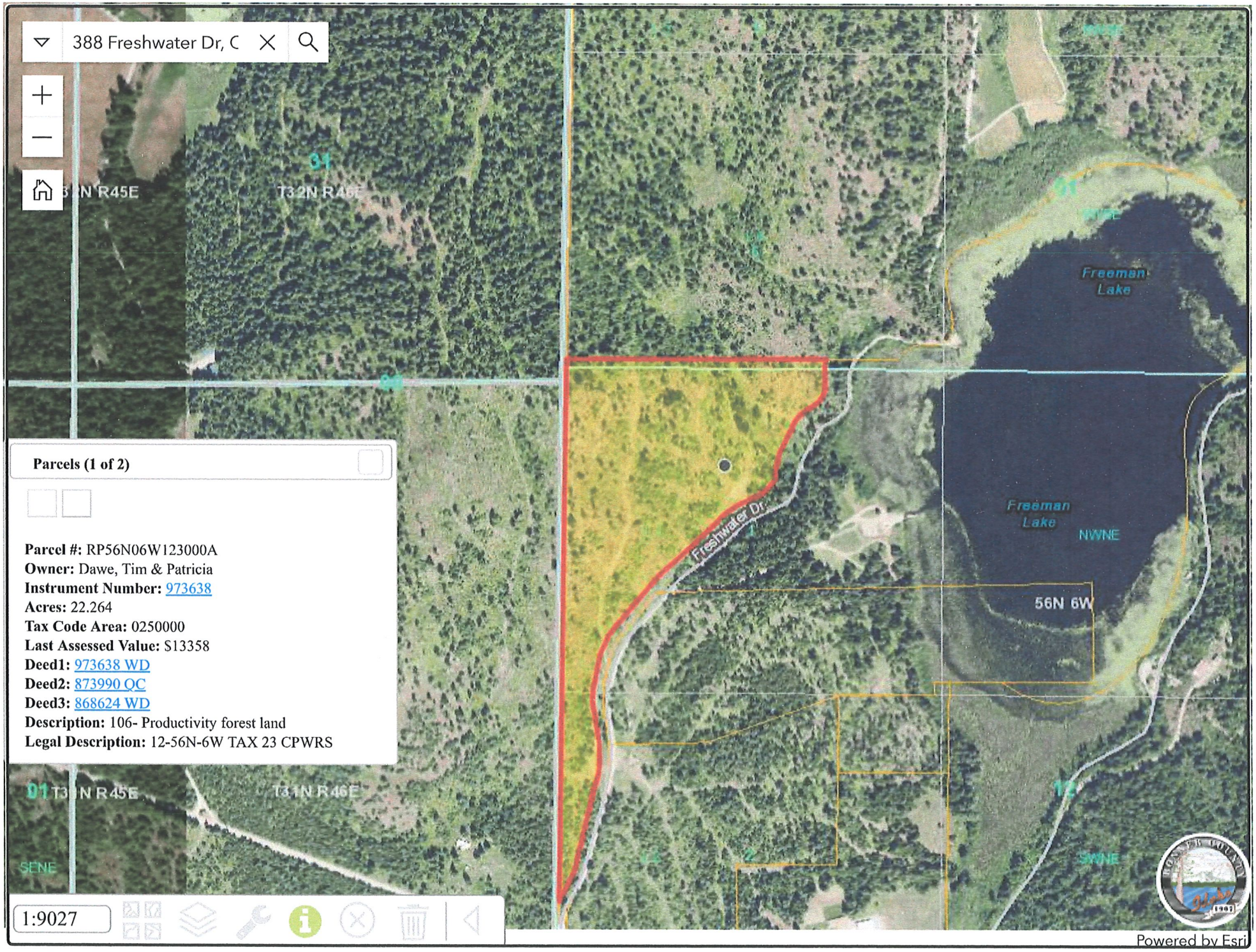
22) SOUTH 28°00'05" WEST, 108.51 FEET, RETURNING TO THE POINT OF BEGINNING FOR THIS DESCRIBED PARCEL OF LAND.



Parcels (1 of 2)

Parcel #: RP56N06W123000A
Owner: Dawe, Tim & Patricia
Instrument Number: 973638
Acres: 22.264
Tax Code Area: 0250000
Last Assessed Value: $13358
Deed1: 973638 WD
Deed2: 873990 QC
Deed3: 868624 WD
Description: 106- Productivity forest land
Legal Description: 12-56N-6W TAX 23 CPWRS

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N05W187202A**
Site Address:	700 Mount Abby Way Oldtown ID 83822 - 7544
Owner:	Lustig Trust Lustig, Richard T 364 E Lincoln Ave Priest River ID 83856 - 6580
Twn/Range/Section:	56N / 05W / 18
Parcel Size:	20.00 Acres (871,200 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	757633 G,566297 WD,494539 QC,447497 MC,441531 QC
Total Land Value:	$46,337.00
Total Impr Value:	$0.00
Total Value:	$46,337.00

Tax Year	Annual Tax
2019	$309.94
2018	$344.08
2017	$200.78

18-56N-5W E2NESE 1970 UNKNOWN 8 X 16 MH 1986 REDMAN 14 X 66 MH *

Land Use:	146 - Land-ag/timb w/ MH cat 46	Zoning:	Rural 5
Land Categories:	7;10	Building Categories:	
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	18	$2,160.00	$0.00
10	2	$44,177.00	$19,725.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**MH56N05W18720AA**
Site Address:	700 Mount Abby Way Oldtown ID 83822 - 7544
Owner:	Lustig Trust Lustig, Richard T Trustee 364 E Lincoln Ave Priest River ID 83856 - 6580
Twn/Range/Section:	56N / 05W / 18
Parcel Size:	0.00 Acres (0 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	
Levy:	250000 / 0.0054
Total Land Value:	$0.00
Total Impr Value:	$3,259.00
Total Value:	$3,259.00

Tax Year	Annual Tax
2019	$204.46
2018	$134.98
2017	$117.74

18-56N-5W 1970 UNKNOWN 8 X 16

Land Use:	546 - MH parcel on own ld not RP	Zoning:	
Land Categories:		Building Categories:	81 - MH 8-10-12 wide
Recreation:		School District:	

Category	Quantity	Value	Exemption
32		$1,499.00	$0.00
47		$1,260.00	$630.00
69		$500.00	$0.00

Year Built:	1970 (1970)	Bathrooms:		Finished Sq Ft:	128
Stories:		Bedrooms:		Heat:	Undefined
A/C:	Yes	Garage:		Roof:	Aluminum sheet - Flat or Shed
Basement:		Carport:		Pool:	
Condition:	F	Fireplace:		Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
ADDN	1970	1970		
MHOME	1970	1970	128	336
SHEDGP	1970	1970	240	

After Recording, Return to:
Charlton Mills, Attorney
P. O. Box 814
Sandpoint, ID 83864
(208) 263-8755

Recorder's Space

757633

FILED BY
C. Mills
2008 AUG 27 P 2:05
300
MARIE SCOTT
BONNER COUNTY RECORDER
LA DEPUTY

GRANT DEED

Richard T. Lustig, an unmarried man, does hereby grant and convey unto Richard T. Lustig, Trustee of the Richard T. Lustig Revocable Living Trust, whose current address is 700 Mt. Abby Way, Oldtown, Idaho 83822, the real property described as follows:

The East half of the Northeast Quarter of the Southeast Quarter of Section 18, Township 56 North, Range 5 West, Boise Meridian.

TOGETHER with an appurtenant easement for the purposes of ingress and egress and utilities over, under, and across the following described property, to-wit:

Beginning at a point which is the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 18, Township 56 North, Range 5 West, Boise Meridian; thence North along the West line of said Southeast Quarter of the Southeast Quarter, a distance of 1,320 feet; thence East a distance of 20 feet; thence South parallel with the above mentioned West line a distance of 1,320 feet to a point on the South line of said Southeast Quarter of the Southeast Quarter; thence West along said South line to the point of beginning.

ALSO, TOGETHER with an appurtenant easement for the purposes of ingress and egress and utilities over, under, and across the following described property, to-wit:

The South 20 feet of the West half of the Northeast Quarter of the Southeast Quarter of Section 18, Township 56 North, Range 5 West, Boise Meridian.

Together with all appurtenances.

DATED this 28 day of August, 2008.

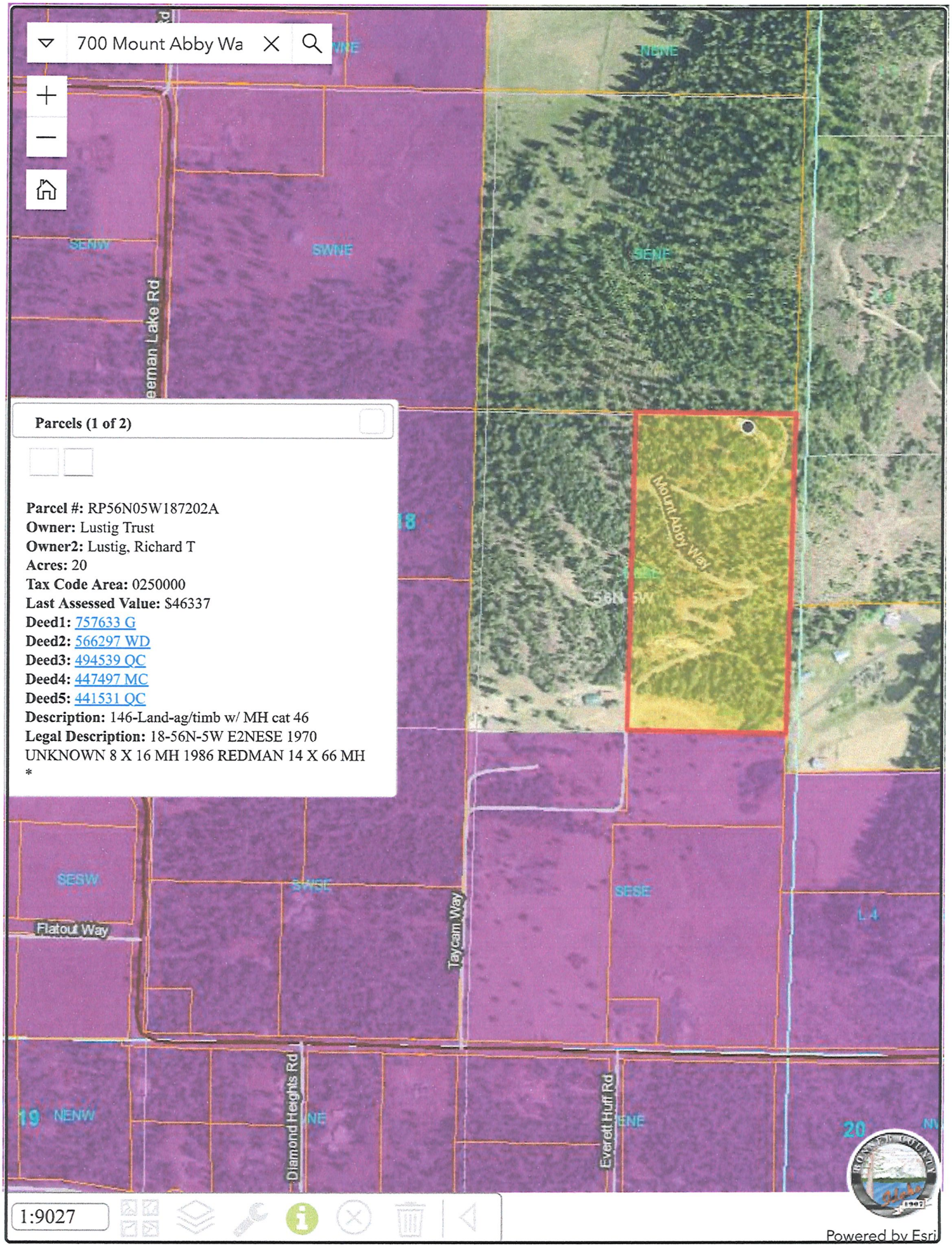
Richard T. Lustig
Richard T. Lustig

STATE OF IDAHO)
County of Bonner) ss.

On this 28 day of August, 2008, before me, the undersigned Notary Public for the State of Idaho, personally appeared Richard W. Reinwald, an unmarried man, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Lisa A. Mendenhall
Notary Public for Idaho
Residing at Sandpoint
My commission expires: 9/26/2010

LISA A. MENDENHALL
STATE OF IDAHO
NOTARY — • — PUBLIC



Parcels (1 of 2)

Parcel #: RP56N05W187202A
Owner: Lustig Trust
Owner2: Lustig, Richard T
Acres: 20
Tax Code Area: 0250000
Last Assessed Value: $46337
Deed1: 757633 G
Deed2: 566297 WD
Deed3: 494539 QC
Deed4: 447497 MC
Deed5: 441531 QC
Description: 146-Land-ag/timb w/ MH cat 46
Legal Description: 18-56N-5W E2NESE 1970 UNKNOWN 8 X 16 MH 1986 REDMAN 14 X 66 MH
*

West Pend Oreille Fire District

Page 4

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP031010000010A**
Site Address:	4235 Freeman Lk Rd Oldtown ID 83822 - 9599
Owner:	Lewis, Anthony T 4235 Freeman Lake Rd Oldtown ID 83822 - 9599
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	5.73 Acres (249,599 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	Hatchers Acres
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	440603 WD
Total Land Value:	$40,264.00
Total Impr Value:	$85,582.00
Total Value:	$125,846.00

Tax Year	Annual Tax
2019	$649.78
2018	$569.62
2017	$552.58

12-56N-6W HATCHER'S ACRES TRACT 1 1994 FLEETWOOD 27 X 66 RP

Land Use:	148 - Land-ag/timb w/mh real
Land Categories:	7;15
Recreation:	

Zoning:	Rural 10
Building Categories:	97 - MH-RP dbl wide 1990-2000
School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	4.73	$814.00	$0.00
15	1	$39,450.00	$19,725.00
32		$766.00	$0.00
47		$11,260.00	$5,630.00
48		$73,556.00	$36,778.00

Year Built:	1994 (2008)	Bathrooms:		Finished Sq Ft:	3,564
Stories:		Bedrooms:		Heat:	Forced hot air
A/C:	Yes	Garage:		Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	2	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
MISC	1994	1994		
UTLSHED	2008	2008	64	
LEANTO	1994	1994	300	
POLEBLDG	1994	1994	780	
MHOME	1994	1994	1,724	
MHOME	1994	1994	1,724	

FILED BY First American Title

'94 FEB 15 PM 4 00

MARIE SCOTT
RECORDER OF BONNER
COUNTY BY _____ DEP.

440603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Grantors, RAYBURN D. SOUTH and GAYLE I. SOUTH, husband and wife, of P. O. Box 1199, Priest River, Idaho 83856, FOR A VALUABLE CONSIDERATION, DO HEREBY grant, bargain, sell and convey unto ANTHONY T. LEWIS, a single man, of 2420 Hwy. 112 W, Port Angeles, Washington 98362, the Grantees, the following described property in Bonner County, State of Idaho, to wit:

> Tracts 1 and 2 of Hatchers Acres, according to the plat thereof, recorded in Book 4, Page 84, records of Bonner County, Idaho.
>
> SUBJECT TO a 30 foot access easement for property directly North of Plat as shown on the Plat of Hatchers Acres as recorded March 30, 1990 in Book 4 of Plats, Page 84, records of Bonner County, Idaho.
>
> ALSO SUBJECT TO restriction on the plat of Hatchers Acres as follows: "These tracts may not be further subdivided without written approval of the Planning and Zoning Commission and the county commissioners."

TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

AND, the above named Grantors hereby covenant that the above described premises are free from encumbrances and that they and their heirs, executors and administrators shall warrant and defend the above premises against all lawful claims and demands except current taxes, easements, restrictions, reservations, covenants and rights of way of record and of view.

DATED this 11th day of February, 1994.

Rayburn D. South

Gayle I. South

RETURN TO:
COOKE, LAMANNA
SMITH & COGSWELL
CHARTERED
ATTORNEYS AT LAW
PRIEST RIVER
PROFESSIONAL CENTER
Priest River, Idaho 83856
TEL NO. (208) 448-2121
FAX NO. (208) 448-1714

RECORDED

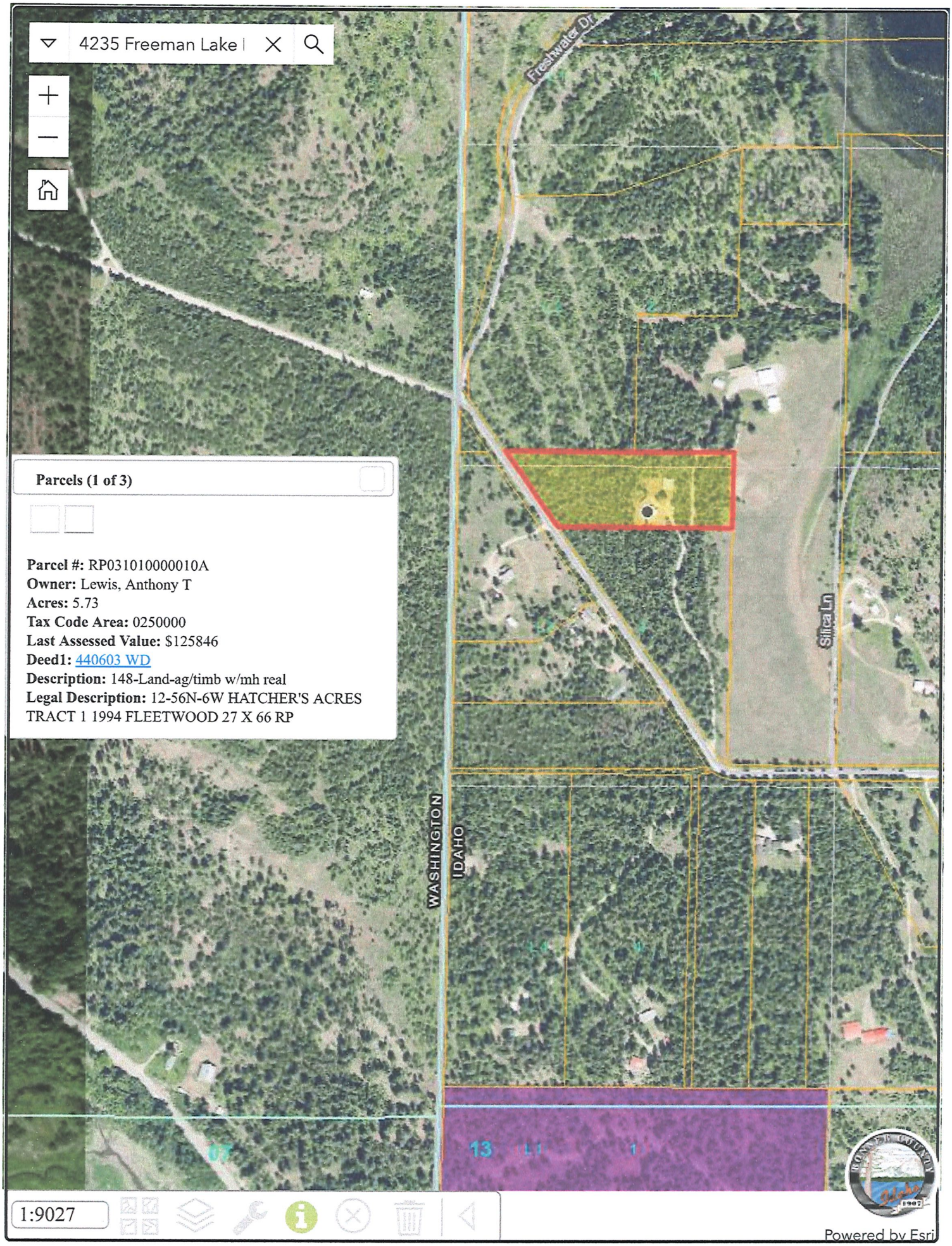
STATE OF IDAHO)
:ss
County of Bonner)

On this 11th day of February, 1994, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared RAYBURN D. SOUTH and GAYLE I. SOUTH, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public - State of Idaho
Residing at Priest River, therein.
My commission expires: 5/12/99

COOKE, LAMANNA
SMITH & COGSWELL
CHARTERED
ATTORNEYS AT LAW
PRIEST RIVER
PROFESSIONAL CENTER
PRIEST RIVER, IDAHO 83856
TEL NO. (208) 448-2122
FAX NO. (208) 448-3144



Parcels (1 of 3)

Parcel #: RP031010000010A
Owner: Lewis, Anthony T
Acres: 5.73
Tax Code Area: 0250000
Last Assessed Value: $125846
Deed1: 440603 WD
Description: 148-Land-ag/timb w/mh real
Legal Description: 12-56N-6W HATCHER'S ACRES TRACT 1 1994 FLEETWOOD 27 X 66 RP

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP031010000020A**
Site Address:	
	ID 83822
Owner:	Lewis, Anthony T
	4235 Freeman Lake Rd
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	7.24 Acres (315,374 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	Hatchers Acres
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	440603 WD
Total Land Value:	$1,245.00
Total Impr Value:	$0.00
Total Value:	$1,245.00

Tax Year	Annual Tax
2019	$17.22
2018	$17.40
2017	$17.54

12-56N-6W HATCHER'S ACRES TRACT 2

Land Use:	107 - Bare forest land
Land Categories:	7
Recreation:	

Zoning:	Rural 10
Building Categories:	
School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	7.24	$1,245.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

FILED BY First American Title

'94 FEB 15 PM 4 00

MARIE SCOTT
RECORDER OF BONNER
COUNTY BY _____ DEP.

440603 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Grantors, RAYBURN D. SOUTH and GAYLE I. SOUTH, husband and wife, of P. O. Box 1199, Priest River, Idaho 83856, FOR A VALUABLE CONSIDERATION, DO HEREBY grant, bargain, sell and convey unto ANTHONY T. LEWIS, a single man, of 2420 Hwy. 112 W, Port Angeles, Washington 98362, the Grantees, the following described property in Bonner County, State of Idaho, to wit:

> Tracts 1 and 2 of Hatchers Acres, according to the plat thereof, recorded in Book 4, Page 84, records of Bonner County, Idaho.
>
> SUBJECT TO a 30 foot access easement for property directly North of Plat as shown on the Plat of Hatchers Acres as recorded March 30, 1990 in Book 4 of Plats, Page 84, records of Bonner County, Idaho.
>
> ALSO SUBJECT TO restriction on the plat of Hatchers Acres as follows: "These tracts may not be further subdivided without written approval of the Planning and Zoning Commission and the county commissioners."

TOGETHER WITH all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

AND, the above named Grantors hereby covenant that the above described premises are free from encumbrances and that they and their heirs, executors and administrators shall warrant and defend the above premises against all lawful claims and demands except current taxes, easements, restrictions, reservations, covenants and rights of way of record and of view.

DATED this 11th day of February, 1994.

Rayburn D. South

Gayle I. South

RETURN TO:
COOKE, LAMANNA
SMITH & COGSWELL
CHARTERED
ATTORNEYS AT LAW
PRIEST RIVER
PROFESSIONAL CENTER
Priest River, Idaho 83856
TEL NO. (208) 448-1721
FAX NO. (208) 448-1714

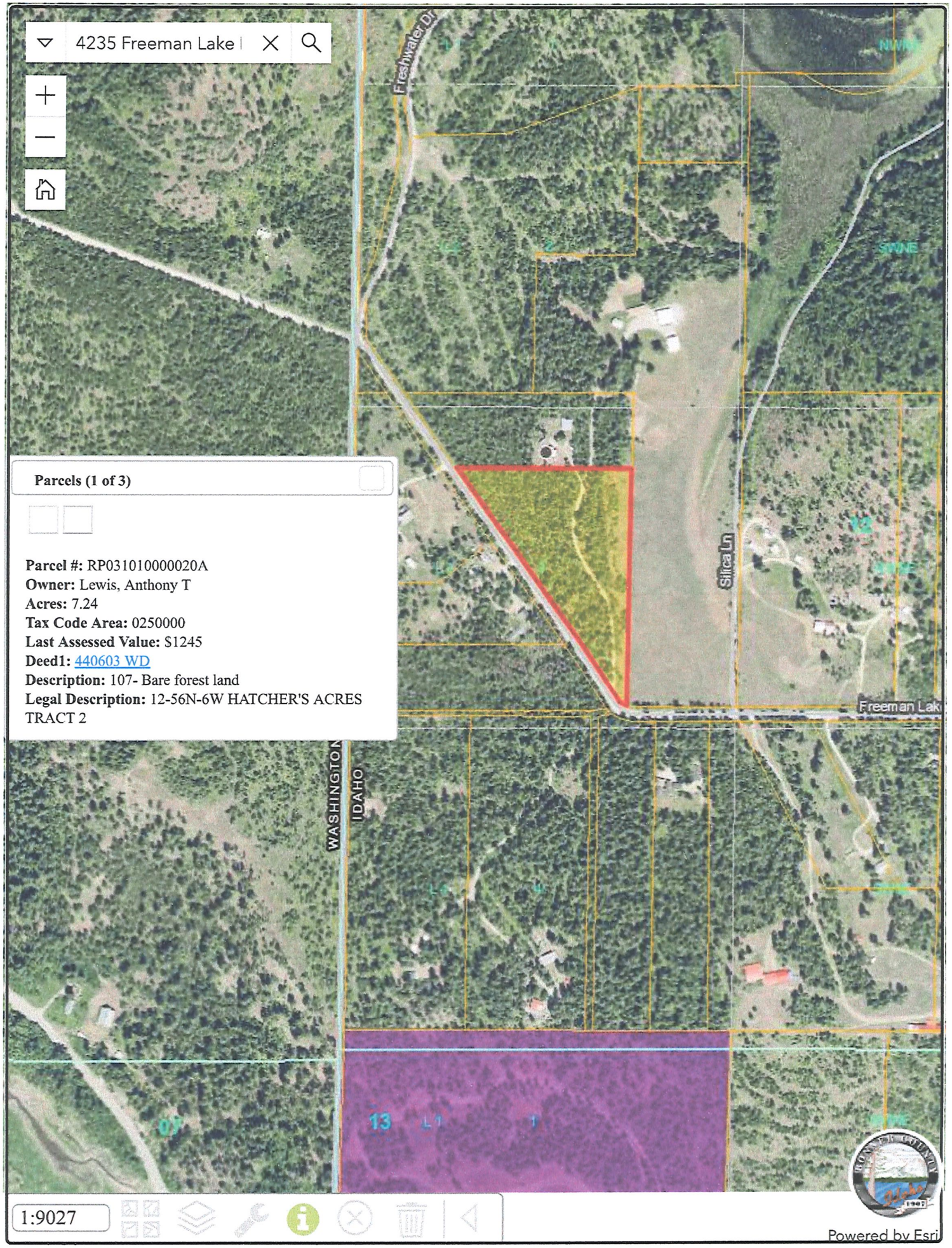
STATE OF IDAHO)
:ss
County of Bonner)

On this 11th day of February, 1994, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared RAYBURN D. SOUTH and GAYLE I. SOUTH, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public - State of Idaho
Residing at Priest River, therein.
My commission expires: 5/12/99

COOKE, LAMANNA
SMITH & COGSWELL
CHARTERED
ATTORNEYS AT LAW
PRIEST RIVER
PROFESSIONAL CENTER
PRIEST RIVER, IDAHO 83856
TEL NO. (208) 448-22
FAX NO. (208) 448-314



Parcels (1 of 3)

Parcel #: RP031010000020A
Owner: Lewis, Anthony T
Acres: 7.24
Tax Code Area: 0250000
Last Assessed Value: $1245
Deed1: 440603 WD
Description: 107- Bare forest land
Legal Description: 12-56N-6W HATCHER'S ACRES TRACT 2

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W124050A**
Site Address:	4541 Freeman Lk Rd Oldtown ID 83822
Owner:	Winston, Gregory J & Dawn M 3413 87th Ave SE Snohomish WA 98290 - 5303
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	20.11 Acres (875,817 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	250000 / 0.0054
Deeds:	927142 WD
Total Land Value:	$0.00
Total Impr Value:	$0.00
Total Value:	$37,914.00

Tax Year	Annual Tax
2019	$510.20
2018	$74.50
2017	$75.60

12-56N-6W TAX 25 2019 VALLEY QUALITY 27 X 60 MH CPWRS

Land Use:	146 - Land-ag/timb w/ MH cat 46	Zoning:	Rural 10
Land Categories:	6;10	Building Categories:	
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
6	19.106	$11,464.00	$0.00
10	1	$26,450.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**MH56N06W124050A**
Site Address:	4541 Freeman Lk Rd Oldtown ID 83822
Owner:	
	-
Twn/Range/Section:	56N / 06W / 12
Parcel Size:	0.00 Acres (0 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3005
Levy:	25000 / 0.0000
Total Land Value:	$0.00
Total Impr Value:	$0.00
Total Value:	$0.00

Tax Year	Annual Tax
0	$0.00
0	$0.00
0	$0.00

12-56N-6W TAX 25 2019 VALLEY QUALITY 27 X 60 MH VIN VMH12812W196519A TITLE 203070976

Land Use:	546 - MH parcel on own ld not RP
Land Categories:	
Recreation:	
Zoning:	Rural 10
Building Categories:	77 - MH dbl wide 2011-present
School District:	83 - Bonner School

Year Built:	2019 (2020)	Bathrooms:		Finished Sq Ft:	1,620
Stories:		Bedrooms:		Heat:	Heat pump
A/C:	Yes	Garage:		Roof:	Comp sh to 235# - Gable
Basement:		Carport:		Pool:	
Condition:	G	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
POLEBLDG	2020	2020	1,200	
MHOME	2019	2019	1,620	

Instrument # 927142
Bonner County, Sandpoint, Idaho
08/31/2018 12:58:17 PM No. of Pages: 5
Recorded for: FIRST AMERICAN TITLE - SANDPOINT
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy bbroehl
Index to: WARRANTY DEED

File No. :

095870

Document Type: Warranty Deed

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
419 North Second Ave.
Sandpoint, ID 83864

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **695870-S (lip)**

Date: **August 24, 2018**

For Value Received, **Minnaloosa Land Company, LLC, an Idaho limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Gregory J. Winston and Dawn M. Winston, husband and wife as community property with right of survivorship**, hereinafter called the Grantee, whose current address is **17915 S. Spada Rd., Snohomish, WA 98290**, the following described premises, situated in **Bonner** County, **Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: **08/24/2018**

Warranty Deed
- continued

File No.: **695870-S (llp)**

Minnaloosa Land Company, LLC, an Idaho
limited liability company

By: _____

Thomas D. Mort, Manager-Member

By: _____

Andrew E. Wright , Manager-Member

By: _____

Stephen S. Richardson, Manager-Member

STATE OF Idaho)
ss.
COUNTY OF Kootenai)

On this 30 **day of August, 2018**, before me, a Notary Public in and for said State, personally appeared Thomas D Mort, Andrew E. Wright & Stephen S. Richardson, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Minnaloosa Land Company, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in said Limited Liability Company's name.

Notary Public of Idaho
Residing at: Post Falls
Commission Expires: 11/28/2023

MARK JOHNSON
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

TWO TRACTS OF LAND LOCATED IN A PORTION OF GOVERNMENT LOT 2 OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT ONE:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 12 (AS MARKED BY A 5/8" IRON ROD & CAP "PLS 882", PER CP&F INSTRUMENT #865735), FROM WHICH THE CLOSING SUBDIVISION CORNER (WEST QUARTER CORNER) OF SAID SECTION 12 (AS MARKED BY 1.5" ALUMINUM CAP MONUMENT PER CP&F INSTRUMENT #865730) BEARS SOUTH 89°25'17" WEST, 1,568.09 FEET; THENCE SOUTH 89°25'17" WEST, 877.42 FEET TO THE SOUTHWEST CORNER OF "TRACT 2" AS RECORDED IN A WARRANTY DEED INSTRUMENT #868624, BONNER COUNTY RECORDS AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIBED TRACT OF LAND;

THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2 SOUTH 89°25'17" WEST, 496.54 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD (HAVING A HALF WIDTH OF 25.0 FEET);

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 35°44'18" WEST, 157.79 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT ;

THENCE 90.23 FEET ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 13°25'39" AND A CHORD BEARING NORTH 42°27'07" WEST. 90.02 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE FREEMAN LAKE ACCESS ROAD, DESCRIBED AS "TRACT 3" OF WARRANTY DEED INSTRUMENT #868624;

THENCE ALONG SAID "TRACT 3" THE FOLLOWING SIX (6) COURSES;

1) NORTH 00°20'53" EAST, 143.44 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT;

2) 86.88 FEET ALONG SAID CURVE HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 27°39'12" AND A CHORD BEARING NORTH 14°10'29" EAST, 86.03 FEET TO A POINT OF TANGENCY;

3) NORTH 28°00'05" EAST, 54.30 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;

4) 103.73 FEET ALONG SAID CURVE HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 13°03'46" AND A CHORD BEARING NORTH 21°28'12" EAST, 103.51 FEET TO A POINT OF TANGENCY;

5) NORTH 14°56'19" EAST, 331.42 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;

6) 208.40 FEET ALONG SAID CURVE HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE

OF 22°57'43" AND A CHORD BEARING NORTH 03°27'28" EAST, 207.00 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962" AND BEING A POINT OF NON-TANGENCY;

THENCE, LEAVING SAID DEED LINE, NORTH 89°25'17" EAST, 390.68 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE, NORTH 72°44' 16" EAST, 522.07 FEET TO THE NORTHWEST CORNER OF "TRACT 1" OF THE SAID WARRANTY DEED INSTRUMENT #868624;

THENCE, SOUTH 00°15'33" WEST (DEED CALL IS SOUTH), 673.32 FEET TO THE NORTHWEST CORNER OF "TAX NO. 6" AS DESCRIBED IN DEED INSTRUMENT #849232, BONNER COUNTY RECORDS;

THENCE, SOUTH 89°25'17" WEST, 417.41 FEET TO A 5/8" REBAR & CAP 'ATS PLS 8962';

THENCE, SOUTH 00°15'33" WEST, 151.38 FEET TO THE NORTHWEST CORNER OF "TAX NO. 7" AS DESCRIBED IN DEED INSTRUMENT #849232, BONNER COUNTY RECORDS;

THENCE, SOUTH 00° 15'33" WEST (DEED CALL IS SOUTH), 417.42 FEET, RETURNING TO THE POINT OF BEGINNING FOR THIS DESCRIBED TRACT OF LAND;

TOGETHER WITH:

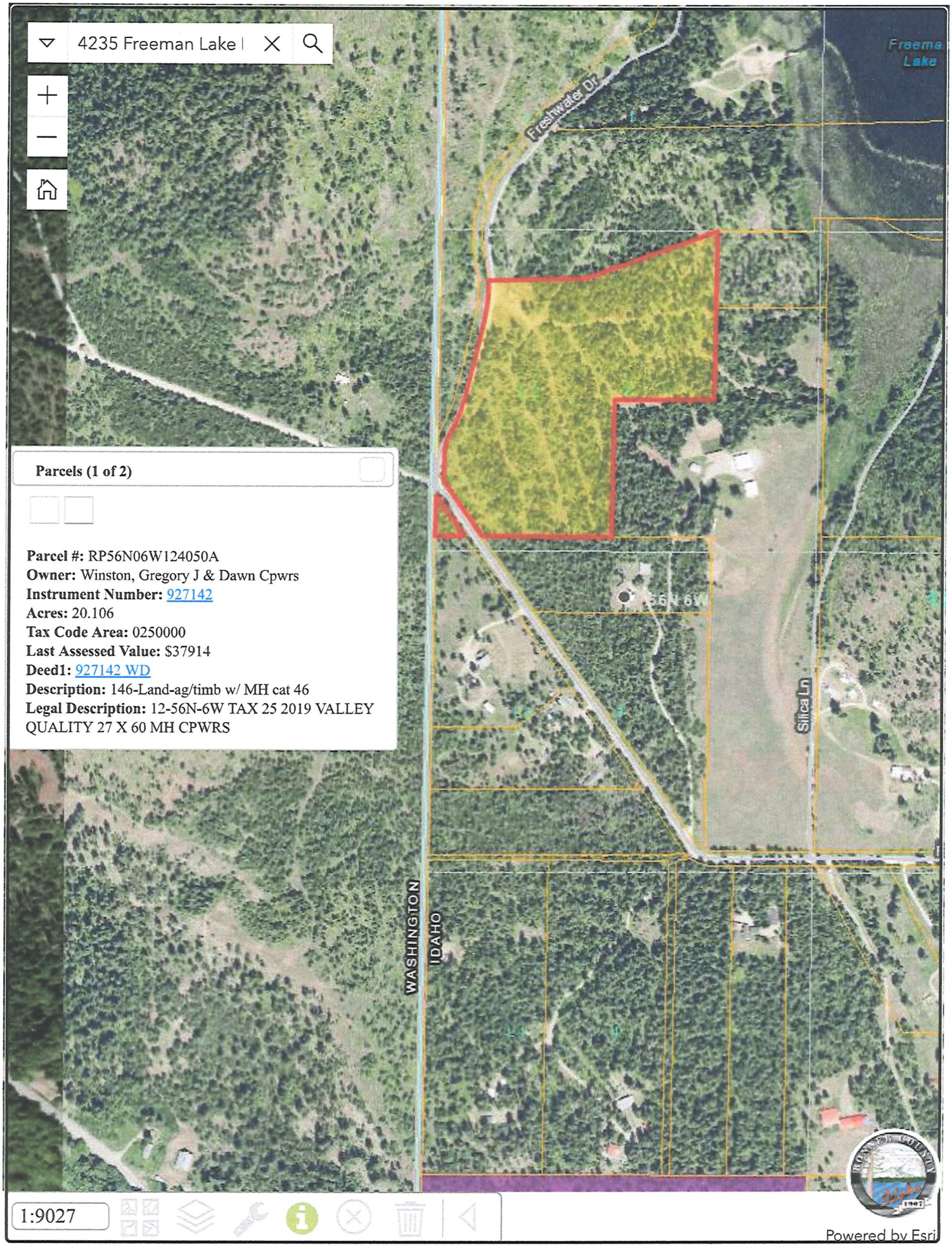
TRACT TWO

BEGINNING AT THE CLOSING SUBDIVISION CORNER (WEST QUARTER CORNER) OF SAID SECTION 12 (AS MARKED BY 1.5" ALUMINUM CAP MONUMENT PER CP&F INSTRUMENT #865730). FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 12 (AS MARKED BY A 5/8" IRON ROD & CAP "PLS 882", PER CP&F INSTRUMENT #865735) BEARS NORTH 89°25'17" EAST, 1568.09 FEET; THENCE NORTH 00°20'35" EAST, 164.93 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD (HAVING A HALF WIDTH OF 25.0 FEET) AND BEING THE POINT OF NON-TANGENT CURVATURE TO THE RIGHT:

THENCE, 88.31 FEET ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 15°06' 14" AND A CHORD BEARING SOUTH 43°17'25" EAST, 88.05 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 35°44'18" EAST, 122.57 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 2 OF SECTION 12:

THENCE SOUTH 89°25'17" WEST, 132.96 FEET ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT, RETURNING TO THE POINT-OF-BEGINNING FOR THIS DESCRIBED TRACT OF LAND.



Parcels (1 of 2)

Parcel #: RP56N06W124050A
Owner: Winston, Gregory J & Dawn Cpwrs
Instrument Number: 927142
Acres: 20.106
Tax Code Area: 0250000
Last Assessed Value: $37914
Deed1: 927142 WD
Description: 146-Land-ag/timb w/ MH cat 46
Legal Description: 12-56N-6W TAX 25 2019 VALLEY QUALITY 27 X 60 MH CPWRS

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W130750A**
Site Address:	
	ID 83822
Owner:	Oaks, Merrill M & Muriel K
	362 Langille Canyon Rd
	Oldtown ID 83822 -
Twn/Range/Section:	56N / 06W / 13
Parcel Size:	17.73 Acres (772,188 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	250000 / 0.0054
Deeds:	830109 WD
Total Land Value:	$2,127.00
Total Impr Value:	$0.00
Total Value:	$2,127.00

Tax Year	Annual Tax
2019	$24.94
2018	$25.48
2017	$25.74

13-56N-6W W2NWNE LESS S 150FT

Land Use:	107 - Bare forest land
Land Categories:	7
Recreation:	

Zoning:	Rural 10
Building Categories:	
School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	17.727	$2,127.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	

AFTER RECORDING MAIL TO:

Merrill M Oaks and Muriel K Oaks
362 Langille Canyon Rd
Oldtown, ID 83822

Instrument # 830109
BONNER COUNTY, SANDPOINT, IDAHO
8-2-2012 02:59:56 No. of Pages: 2
Recorded for : FATCO
MARIE SCOTT Fee: 13.00
Ex-Officio Recorder Deputy CB
Index to: WARRANTY DEED

CORPORATE WARRANTY DEED

File No.: **427631-S (hb)** Date: **July 27, 2012**

For Value Received, **Stimson Lumber Company, an Oregon corporation**, a corporation duly organized and existing under the laws of the State of Idaho, Grantor, does hereby grant, bargain, sell and convey unto **Merrill M Oaks and Muriel K Oaks, husband and wife**, Grantee, whose address is **362 Langille Canyon Rd, Oldtown, ID 83822,** the following described real estate, to wit:

The West half of the Northwest quarter of the Northeast quarter of Section 13, Township 56 North, Range 6 West, Boise Meridian, Bonner County, Idaho.

Less the South 150 feet thereof.

TOGETHER WITH right of way over and across roadways presently in existence, as set forth in Easement recorded August 28, 1997 as Instrument No. 509620.

SUBJECT TO current years taxes, irrigation district assessments, public utility easements, subdivision and U.S. patent reservations.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances, and that Grantor will warrant and defend the same from all claims whatsoever.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its **Chief Financial Officer** this **27th** day of **July, 2012.**

Stimson Lumber Company, an Oregon corporation

By: Daniel McFall
Chief Financial Officer

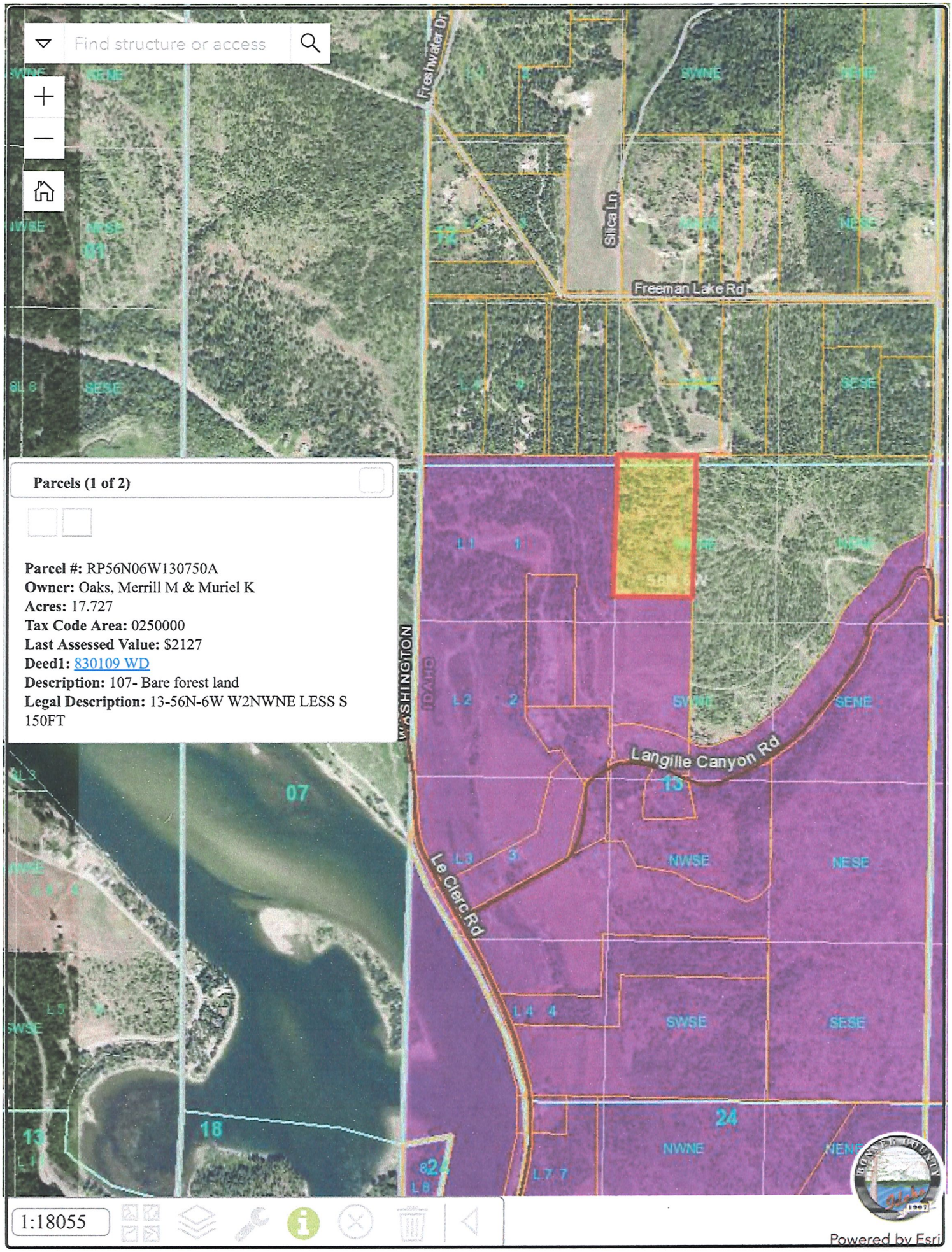
STATE OF [redacted] OREGON)
SS.
COUNTY OF [redacted] Multnomah)

On this Thirtieth day of July, 2012, before me, a Notary Public in and for said State, personally appeared Dan M. McFall, known or identified to me to be the Chief Financial Officer of the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, 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.

OFFICIAL SEAL
MARGARET E RODGERS
NOTARY PUBLIC-OREGON
COMMISSION NO. 459999
MY COMMISSION EXPIRES JULY 12, 2015

Margaret E Rodgers
Notary Public for the State of [redacted] OREGON
Residing at: Portland, OR
My Commission Expires: 7-12-2015



Parcels (1 of 2)

Parcel #: RP56N06W130750A
Owner: Oaks, Merrill M & Muriel K
Acres: 17.727
Tax Code Area: 0250000
Last Assessed Value: $2127
Deed1: 830109 WD
Description: 107- Bare forest land
Legal Description: 13-56N-6W W2NWNE LESS S 150FT

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP031090000010A**
Site Address:	362 Langille Canyon Oldtown ID 83822 - 9589
Owner:	Oaks, Merrill M & Muriel 362 Langille Canyon Rd Oldtown ID 83822 - 9589
Twn/Range/Section:	56N / 06W / 13
Parcel Size:	10.00 Acres (435,774 SqFt)
Lot Dimensions:	0 0
Plat/Subdivision:	Oaks Acres
Census Tract/Block:	950500 / 3017
Levy:	950000 / 0.0062
Deeds:	905841 PL,782889 WD,749706 DC,744176 WD,576475 QC
Total Land Value:	$44,080.00
Total Impr Value:	$487,793.00
Total Value:	$531,873.00

Tax Year	Annual Tax
2019	$3,134.64
2018	$1,162.32
0	$0.00

13-56N-6W OAKS ACRES LOT 1

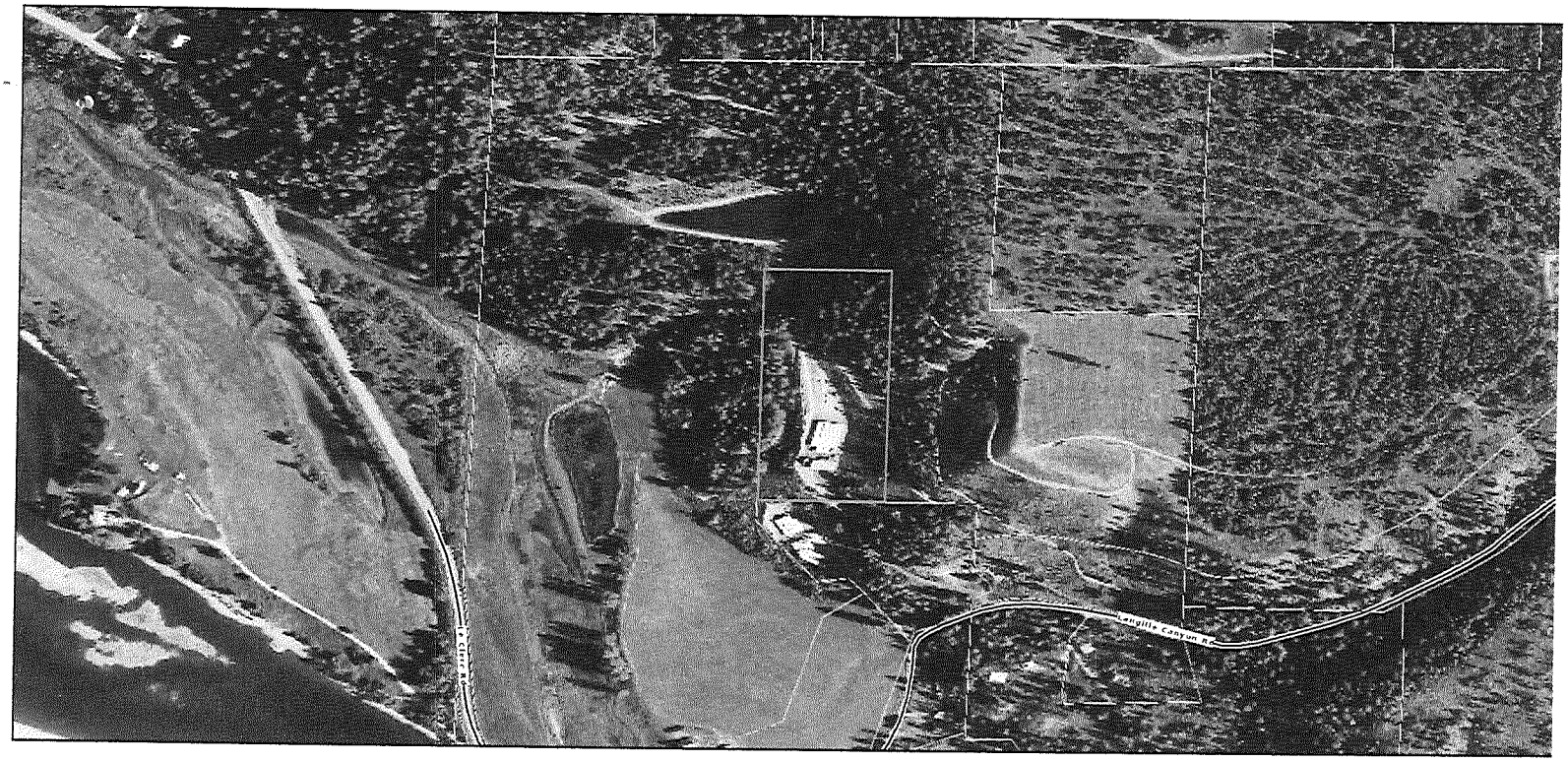
In dispute

Land Use:	131 - Land-ag/timb w/resid Imp	Zoning:	Rural 10
Land Categories:	7;15	Building Categories:	11 - One Story
Recreation:		School District:	83 - Bonner School

Category	Quantity	Value	Exemption
7	9.004	$1,080.00	$0.00
15	1	$43,000.00	$8,512.00
32		$25,621.00	$0.00
37		$462,172.00	$91,488.00

Year Built:	1970 (2017)	Bathrooms:	2	Finished Sq Ft:	3,896
Stories:	1	Bedrooms:	3	Heat:	Forced hot air
A/C:	Yes	Garage:	Attached 104 SqFt	Roof:	Enamel steel - Gable
Basement:		Carport:		Pool:	
Condition:	AV	Fireplace:	1	Foundation:	

Description:	Year Built	Effective Year Built	Base Area	Finished
ATTGAR	2017	2017	104	
LEANTO	1970	1970	800	
LEANTO	1970	1970	1,600	
LEANTO	1970	1970	1,600	
POLEBLDG	1970	1970	3,200	



Oaks
XXX 010A

Bonner County Parcel Information

419 North Second Avenue
P.O. Box 802
Sandpoint, ID 83864
Tel: (208) 263-6833
Fax: (208) 263-5890

Parcel #:	**RP56N06W132405A**
Site Address:	
	ID 83822
Owner:	Oaks, Merrill M & Muriel
	362 Langille Canyon Rd
	Oldtown ID 83822 - 9589
Twn/Range/Section:	56N / 06W / 13
Parcel Size:	118.67 Acres (5,169,178 SqFt)
Lot Dimensions:	0
	0
Plat/Subdivision:	
Census Tract/Block:	950500 / 3017
Levy:	950000 / 0.0062
Deeds:	782889 WD,749706 DC,744176 WD,576475 QC,530112 WD
Total Land Value:	$53,833.00
Total Impr Value:	$0.00
Total Value:	$53,833.00

Tax Year	Annual Tax
2019	$427.24
2018	$462.08
0	$0.00

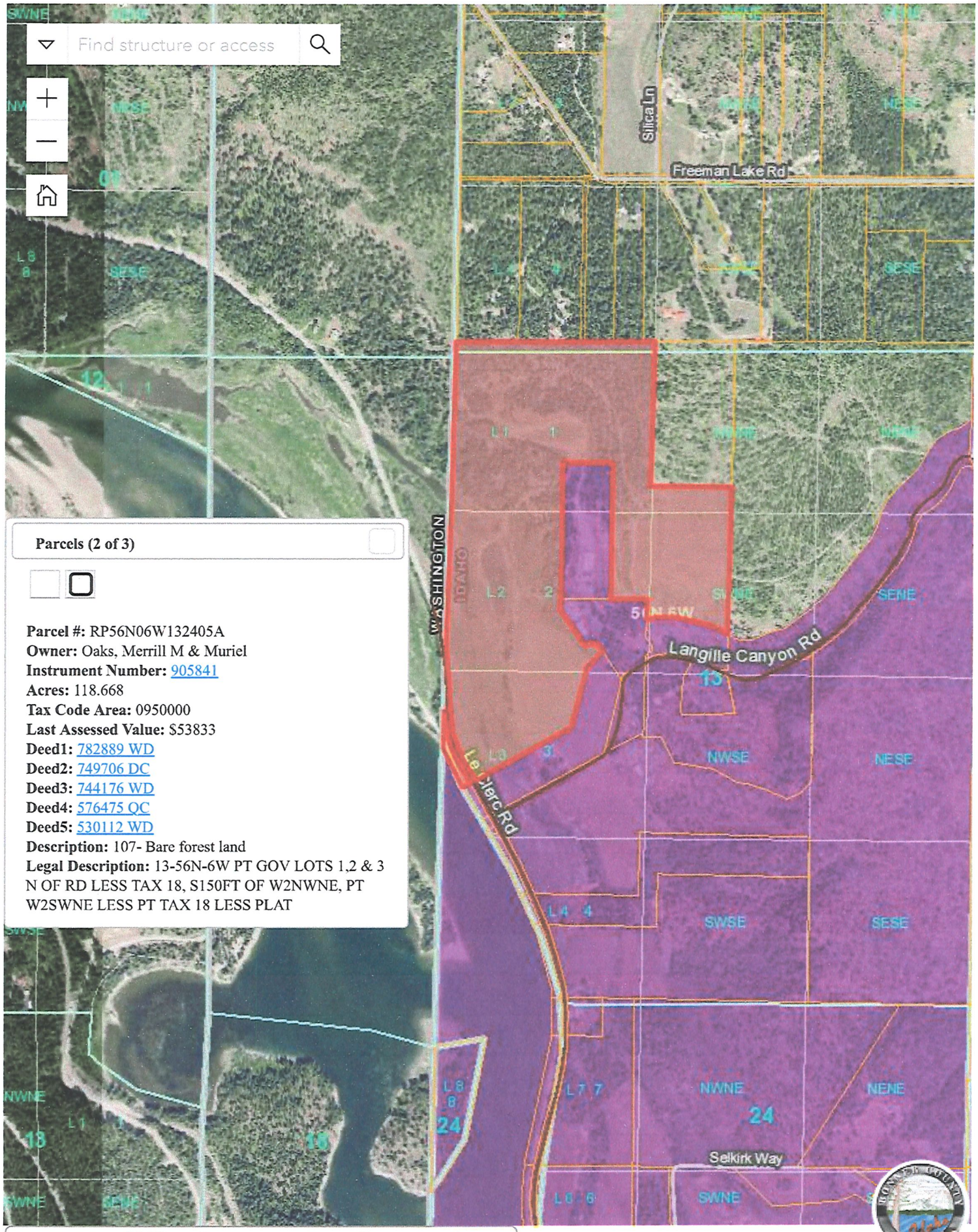
13-56N-6W PT GOV LOTS 1,2 & 3 N OF RD LESS TAX 18, S150FT OF W2NWNE, PT W2SWNE LESS PT TAX 18 LESS PLAT

Land Use:	107 - Bare forest land
Land Categories:	3;7;19
Recreation:	

Zoning:	Rural 10
Building Categories:	
School District:	83 - Bonner School

Category	Quantity	Value	Exemption
3	48.282	$45,675.00	$0.00
7	67.986	$8,158.00	$0.00
19	2.4	$0.00	$0.00

Year Built:		Bathrooms:		Finished Sq Ft:	
Stories:		Bedrooms:		Heat:	
A/C:	No	Garage:		Roof:	
Basement:		Carport:		Pool:	
Condition:		Fireplace:		Foundation:	



Parcels (2 of 3)

Parcel #: RP56N06W132405A
Owner: Oaks, Merrill M & Muriel
Instrument Number: 905841
Acres: 118.668
Tax Code Area: 0950000
Last Assessed Value: $53833
Deed1: 782889 WD
Deed2: 749706 DC
Deed3: 744176 WD
Deed4: 576475 QC
Deed5: 530112 WD
Description: 107- Bare forest land
Legal Description: 13-56N-6W PT GOV LOTS 1,2 & 3 N OF RD LESS TAX 18, S150FT OF W2NWNE, PT W2SWNE LESS PT TAX 18 LESS PLAT