

Instrument # 193406

CLEARWATER COUNTY, OROFINO, IDAHO

2003-08-13 01:30:00 No. of Pages: 3

Recorded for: CCLT

ROBIN CHRISTENSEN

Ex-Officio Recorder Deputy

Fee: 9.00

WR# 84-12244

193406

RECEPTION ☒ INDEX ☒

FILMED ☐ DELIVE ☐

MAILED ☐

WARRANTY DEED

* CLEARWATER LAND

TOD M. SWEEN AND KAREN E. SWEEN, HUSBAND AND WIFE hereinafter called the

Grantors, in and for good and valuable consideration, the receipt of which is hereby acknowledged,

do hereby GRANT, CONVEY, and WARRANT to GERALD LOWELL BROWN AND ^{Barbara} ~~BARBARA~~

MAE BROWN, 3218 B Upper Fords Creek Road, Orofino, ID, 83544 Grantees, the following

described real property situate in the County of Clearwater, State of Idaho:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises with their appurtenances, unto the said Grantee and to the Grantee's heirs and assigns forever. And the Grantors do hereby covenant to and with the Grantee, that the described real property is free from all encumbrances, except as above described, and forever defend the title thereto against all lawful claims and demands whatsoever.

DATED: August 12, 2003

Tod M. Sween
TOD M. SWEEN

Karen E. Sween
KAREN E. SWEEN

STATE OF Idaho)

) ss.

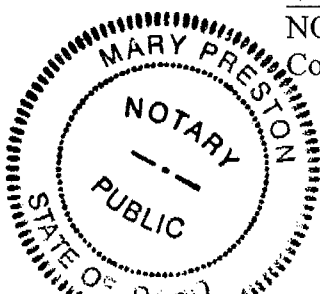
COUNTY OF Idaho)

On this 12 day of August, 2003, before me, the undersigned notary public, personally appeared TOD M. SWEEN AND KAREN E. SWEEN, known or identified to me to be the persons whose names are subscribed to the within 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.

[Signature]
NOTARY PUBLIC

Commission expires: 8/12/06



84-12243

84-12244



Charles D. Cuddy, P.E.
Brad Cuddy, P.E.S.
Mark D. Reaney, P.E.

P.O. Box 64 • 139 Johnson Avenue • Orofino, ID 83551

(208) 476-4643 • FAX (208) 476-5012 • e-mail: cuddyassoc@valint.net

Property Description
Parcel A
Todd & Karen Sween

A parcel of land situate in the Northwest 1/4 of Section 23, Township 36 North, Range 2 East, Boise Meridian, Clearwater County, State of Idaho, more particularly described as follows:

Beginning at a found 5/8" rebar marking the Northwest 1/16 corner of said Section 23; thence North 00°45'38" West a distance of 625.38 feet to a set 5/8" diameter by 30" long rebar with a PLS 9165 plastic cap, said point also being the **True Point of Beginning**; thence, continuing North 00°45'38" West a distance of 501.40 feet to a set 5/8" diameter by 30" long rebar with a PLS 9165 plastic cap on the Southerly right-of-way line of Upper Ford Creek Road; thence, leaving said Southerly right-of-way, North 00°45'38" West a distance of 30.60 feet to the centerline of said Upper Ford Creek Road; thence along said centerline of Upper Ford Creek Road the following: around a 591.47 radius curve to the left through a central angle of 16°54'12" an arc distance of 174.50 feet, said curve having a chord bearing and length of South 63°09'26" East 173.86 feet to a point, South 71°36'32" East a distance of 115.58 feet to a point; thence around a 700.00 foot radius curve to the right through a central angle of 08°24'08" an arc distance of 102.65 feet, said curve having a chord bearing and length of South 67°24'28" East 102.56 feet to a point; thence South 63°12'24" East a distance of 6.71 feet to a point; thence around a 125.00 foot radius curve to the left through a central angle of 00°35'08" an arc distance of 1.28 feet, said curve having a chord bearing and length of South 63°29'58" East 1.28 feet to a point; thence South 63°47'32" East a distance of 161.76 feet to a point; thence around a 100.00 foot radius curve to the left through a central angle of 09°03'17" an arc distance of 15.80 feet, said curve having a chord bearing and length of South 68°19'10" East 15.79 feet to a point; thence South 72°50'49" East a distance of 0.71 feet to a point; thence around a 600.00 foot radius curve to the right through a central angle of 07°09'32" an arc distance of 74.97 feet, said curve having a chord bearing and length of South 69°16'03" East 74.92 feet to a point; thence South 65°41'17" East a distance of 155.13 feet to a point; thence around a 500.00 foot radius curve to the left through a central angle of 08°39'42" an arc distance of 75.59 feet, said curve having a chord bearing and length of South 70°01'08" East 75.52 feet to a point; thence South 74°20'59" East a distance of 100.23 feet to a point; thence around a 584.39 foot radius curve to the right through a central angle of 06°37'40" an arc distance of 67.60 feet, said curve having a chord bearing and length of South 71°02'09" East 67.56 feet to a point; thence, leaving said centerline of Upper Ford Creek Road, South 33°41'10" West a distance of 25.53 feet to a set 5/8" diameter by 30" long rebar with a PLS 9165 plastic cap on the Southerly right-of-way line of said Upper Ford Creek Road; thence, leaving said Southerly right-of-way line, South 33°41'10" West a distance of 498.20 feet, along an existing fence line, to a set 5/8" diameter by 30" long rebar with a PLS 9165 plastic cap; thence, leaving said existing fence line, North 65°38'18" West a distance of 738.13 feet to the **True Point of Beginning**.

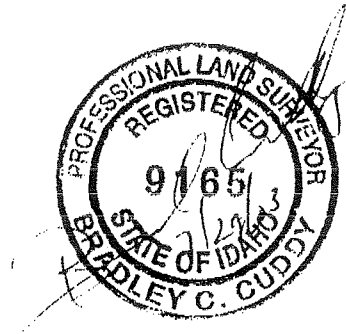
Said parcel containing 10.00 acres, more or less.

84-12243

84-12244

Subject to a 25.00 foot wide prescriptive easement for county road right of way running parallel to and offset 25 feet from the centerline of Upper Ford Creek Road.

Subject to any easement written or unwritten, recorded or unrecorded.



84-12243
84-12244

Instrument # 193405

CLEARWATER COUNTY, OROFINO, IDAHO

2003-08-13 01:30:00 No. of Pages: 2

Recorded for: CCLT

ROBIN CHRISTENSEN

Ex-Officio Recorder Deputy

Fee: 6.00

193405

RECEIVED ☒ INDEXED ☒
FILED ☒ DELIVERED ☒
MAILED ☐

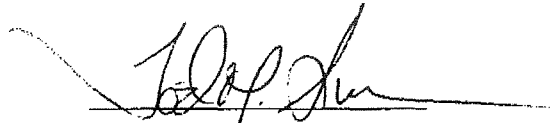
QUITCLAIM DEED

☒ CLEARWATER LAND

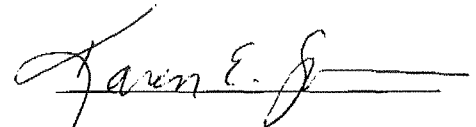
For value received, TOD M. SWEEN AND KAREN E. SWEEN, HUSBAND AND WIFE as grantor does hereby convey, release, remise and forever quitclaim the following real property to TOD M. SWEEN AND KAREN E. SWEEN, HUSBAND AND WIFE hereinafter referred to as grantee the following described real property situate in the County of Latah, State of Idaho, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Date this 12 day of August, 2003.



TOD M. SWEEN

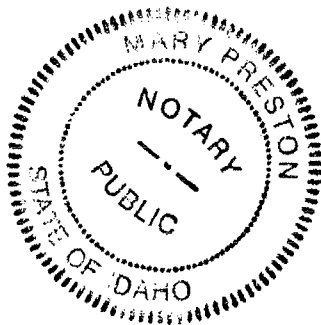


KAREN E. SWEEN

STATE OF IDAHO)
)ss.
COUNTY OF CLEARWATER)

On this 12 day of August, 2003, before me, a notary public, in and for said county and state, personally appeared, TOD M. SWEEN AND KAREN E. SWEEN known 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 affixed my official seal the day and year first above written.



Notary Public in and for
The State of Idaho
Residing at: 1234 Main St
My Commission Expires: 8-15-07

84-12243
84-12244



Charles D. Cuddy, P.E.
Brad Cuddy, P.L.S.
Mark D. Reaney, P.E.

P.O. Box 64 • 139 Johnson Avenue • Orofino, ID 83544

(208) 476-1611 • FAX (208) 476-5012

e-mail: cuddyassoc@valint.net

Property Description
Parcel B
Todd & Karen Sween

The following describes a parcel of land situate in the Northwest 1/4 of Section 23, Township 36 North, Range 2 East, Boise Meridian, Clearwater County, State of Idaho and more particularly described as follows:

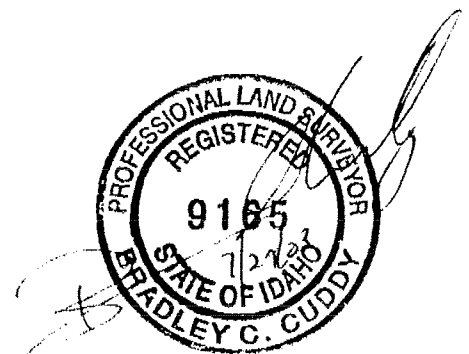
Beginning at a found 5/8" diameter rebar marking the Northwest 1/16 corner of said Section 23, said point being the **True Point of Beginning**; thence North 00°45'38" West a distance of 625.38 feet to a set 5/8" diameter by 30" long rebar with a PLS 9165 plastic cap; thence South 65°38'18" East a distance of 738.13 feet to a set 5/8" diameter by 30" long rebar with a PLS 9165 plastic cap; thence South 33°41'10" West a distance of 381.28 feet to a set 5/8" diameter by 30" long rebar with a PLS 9165 plastic cap; thence South 89°32'41" West a distance of 452.64 feet to the **True Point of Beginning**.

Said Parcel containing 6.44 acres, more or less.

Subject to a 25.00 foot wide prescriptive easement for county road right of way running parallel to and offset 25 feet from the centerline of Upper Ford Creek Road.

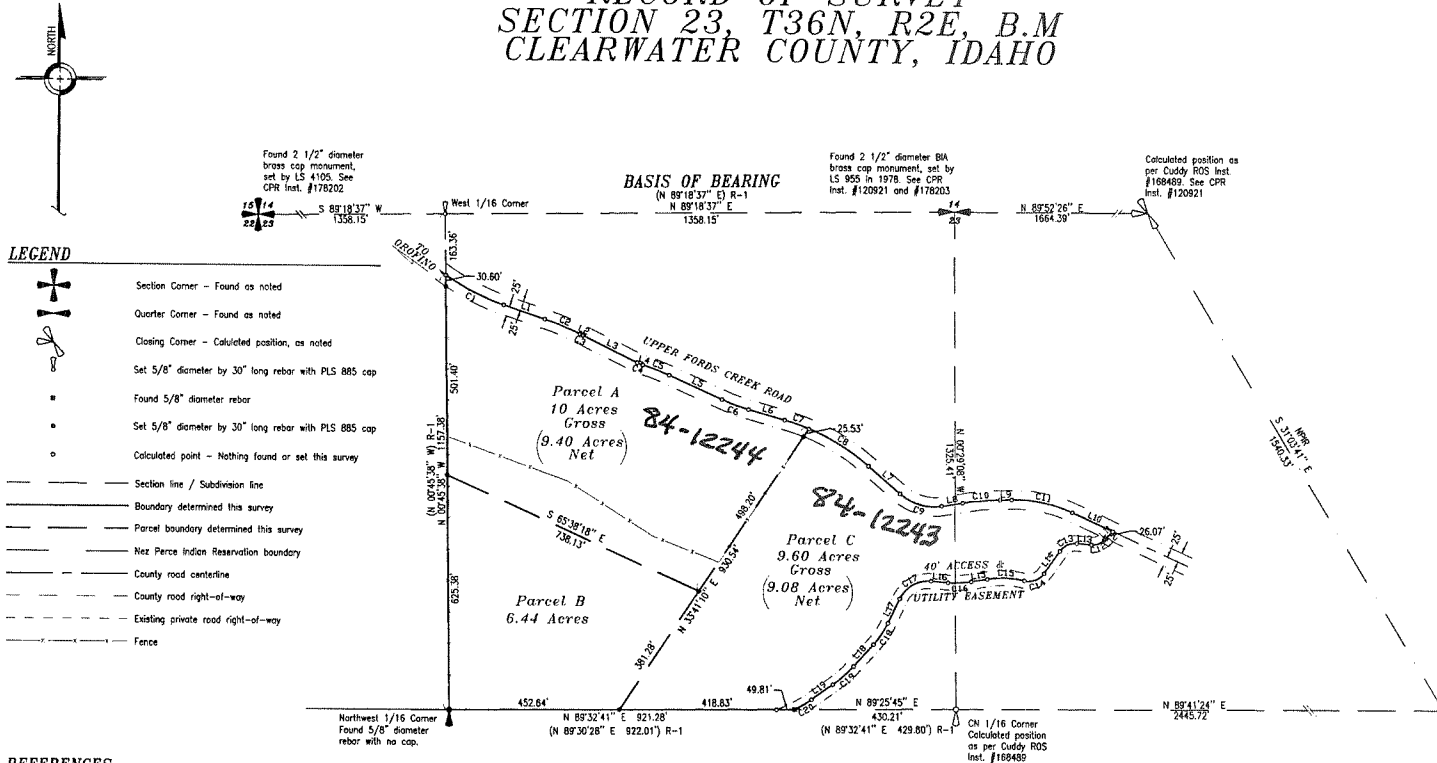
Also subject to a 20.00 foot wide access and utility easement running along the Easterly line of said parcel (as shown on the associated Record of Survey Map).

Subject to any easements written or unwritten, recorded or unrecorded.



84-12243
84-12244

RECORD OF SURVEY SECTION 23, T36N, R2E, B.M CLEARWATER COUNTY, IDAHO



LEGEND

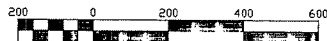
- Section Corner - Found as noted
- Quarter Corner - Found as noted
- Closing Corner - Calculated position, as noted
- Set 5/8" diameter by 30" long rebar with PLS 885 cap
- Found 5/8" diameter rebar
- Set 5/8" diameter by 30" long rebar with PLS 885 cap
- Calculated point - Nothing found or set this survey
- Section line / Subdivision line
- Boundary determined this survey
- Parcel boundary determined this survey
- Nez Perce Indian Reservation boundary
- County road centerline
- County road right-of-way
- Existing private road right-of-way
- Fence

REFERENCES

R-1. Record of Survey Cuddy, LS 885 March 1998 184507

SURVEY NOTES

1. This survey was performed using a Nikon DTM-A20L0, a 4 second Electronic Total Station Theodolite, and an HP-48 Data Collector.
2. This survey has an unadjusted mathematical error of closure of not less than one (1) part in five thousand (5000).
3. No attempt was made to show all the physical features of the property or prescriptive easements, recorded or unrecorded.
4. Access to Parcel B had not been determined by the owner at the time this survey was completed.



Scale 1" = 200'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 71°38'32" E	115.58'
L2	S 83°12'24" E	6.71'
L3	S 83°47'32" E	181.76'
L4	S 72°50'48" E	0.71'
L5	S 85°41'17" E	155.13'
L6	S 74°20'50" E	106.23'
L7	S 87°15'18" E	112.29'
L8	N 87°31'07" E	51.89'
L9	N 88°23'15" E	31.41'
L10	S 82°27'04" E	118.95'
L11	S 45°03'31" W	26.69'
L12	S 45°03'31" W	5.83'
L13	N 85°10'15" W	38.46'
L14	S 35°05'21" W	73.46'
L15	S 80°06'21" W	42.82'
L16	N 85°26'00" W	45.42'
L17	S 25°39'20" W	72.75'
L18	S 42°08'53" W	79.00'
L19	S 54°31'56" W	69.85'

CURVE TABLE

NUMBER	LINE	Da	Dc	CD	T	R	L	LC	E	M
C1	08°54'12"	08°41'13"	08°41'55"	N 63°09'28" W	87.89	501.47	174.50	173.84	6.49	6.42
C2	08°41'08"	08°11'08"	08°11'32"	N 67°24'28" W	31.42	700.00	102.65	102.56	1.89	1.88
C3	08°41'08"	43°20'12"	47°09'23"	N 63°39'38" W	31.42	125.00	1.28	1.28	0.06	0.06
C4	09°03'17"	57°17'45"	60°00'00"	N 68°19'10" W	7.92	100.00	15.80	15.79	0.31	0.31
C5	07°09'32"	06°32'57"	06°33'37"	N 69°16'03" W	37.53	600.00	74.97	74.92	1.17	1.17
C6	08°39'42"	11°27'35"	11°29'42"	N 70°10'08" W	33.87	560.00	75.59	75.52	1.43	1.43
C7	08°37'40"	08°48'16"	08°48'59"	N 71°02'09" W	33.84	584.39	87.60	87.56	0.98	0.98
C8	18°28'00"	08°48'16"	09°48'59"	S 58°29'19" E	95.00	584.39	188.35	187.54	7.67	7.57
C9	50°15'34"	40°12'38"	41°05'04"	S 74°22'05" E	46.79	142.49	124.91	120.95	14.88	13.47
C10	07°54'43"	07°52'53"	07°51'10"	N 84°35'54" E	50.27	726.97	100.39	100.31	1.74	1.73
C11	26°09'39"	15°41'51"	15°44'49"	N 78°31'55" W	84.81	355.00	165.86	165.21	6.72	6.47
C12	49°46'24"	133°37'08"	152°45'18"	N 69°56'39" E	19.89	42.88	37.25	36.00	4.39	3.96
C13	59°46'08"	114°30'30"	125°46'18"	S 64°52'54" W	28.71	50.00	55.13	49.80	7.66	6.64
C14	68°31'37"	114°30'30"	152°46'18"	N 89°21'14" E	34.06	50.00	58.80	56.30	10.90	8.68
C15	23°30'47"	23°29'47"	23°39'51"	N 88°08'16" W	50.75	243.85	100.07	99.37	5.22	5.12
C16	14°27'39"	22°53'59"	22°04'26"	S 87°20'10" W	31.72	250.00	63.10	62.83	2.00	1.99
C17	08°54'39"	67°24'24"	152°46'18"	S 60°05'40" W	58.32	65.00	102.33	95.15	18.88	14.51
C18	16°27'35"	23°52'24"	24°02'58"	S 33°53'05" W	34.71	240.00	68.95	68.71	2.50	2.47
C19	12°25'05"	16°54'47"	16°54'47"	S 48°19'25" W	36.99	340.00	73.69	73.55	2.01	1.99
C20	07°51'04"	15°54'40"	15°57'18"	N 58°27'28" E	28.08	380.00	52.07	52.03	0.89	0.89

RECORDER'S CERTIFICATE

STATE OF IDAHO
COUNTY OF CLEARWATER ss
FILED FOR RECORD AT THE REQUEST OF
BY COUNTY RECORDER
DEPUTY
INSTRUMENT NUMBER: 193320

SURVEYOR'S CERTIFICATE

BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HEREON SHOWN IS ACCURATE AND CORRECT AND WAS COMPILED FROM THE NOTES OF AN ACTUAL SURVEY MADE BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF TODD SWEEN.
BRADLEY C. CUDDY, PLS 9165
DATE: 6/10/03



LOCATION OF SURVEY

A PARCEL OF LAND SITUATE IN SECTION 23, TOWNSHIP 36 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CLEARWATER COUNTY, STATE OF IDAHO.

Instrument # 193320

CLEARWATER COUNTY, IDAHO
2003-06-05 84-48-25 No. of Pages: 1
Recorded for CUDDY SURVEYORS
ROBIN CHRISTENSEN
Ex-Officio Recorder Deputy

CUDDY & ASSOCIATES
REGISTERED SURVEYORS & GEODETIC ENGINEERS
139 JOHNSON AVENUE
ORFORD, ID 83644
PH: (208)-476-4643
FAX: (208)-476-0642
PROJECT: SWEEN
DATE: 07-30-2003
SHEET: 1 OF 1
DRAWN BY: LJS
CHECKED BY: BCC
FILE NAME: C:\JOBS\SWEEN\SWEEN.DWG
LOCATION: T36N, R2E, SEC. 23, B.M.

84-12244
84-12243