

STATE OF IDAHO  
COUNTY OF KOOTENAI } ss  
AT THE WEST OF  
First American Title Company

JUN 20 3 38 PM '91

After Recording Return To:  
Stamper & Taylor  
West 720 Boone, Suite 200  
Spokane, Washington 99201  
Attn: Tom Culbertson

Swigg  
DEPUTY  
FEES 15

11261

1223093

WARRANTY DEED

THE GRANTOR, MURPHY BROTHERS, INC., a Washington corporation, for and in consideration of TEN DOLLARS and other valuable consideration, in hand paid, conveys and warrants to M&M INVESTMENT CORPORATION,\* the following described real estate, situated in the County of Kootenai, State of Idaho:

The Northeast Quarter of Section 36, Township 51 North, Range 6 West, Boise Meridian, Kootenai County, Idaho,

LESS right-of-way for County Road (Beck Road) along the Easterly boundary thereof.

SUBJECT TO:

Easements, restrictions, provisions and reservations described in Exhibit A attached hereto.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this 25th day of June, 1991.

MURPHY BROTHERS, INC.

Address:

PO Box 2685  
Spokane, WA 99208

By: William H. Murphy  
William H. Murphy, President

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 EFFECT UPON THE TITLE

Exhibit "A"  
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STATE OF WASHINGTON )  
 ) ss.  
County of Spokane )

I certify that I know or have satisfactory evidence that William H. Murphy signed this instrument, on oath, stated that he was authorized to execute this instrument and acknowledged it as the President of Murphy Brothers Incorporated, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 25<sup>th</sup> day of June, 1991.

NOTARY PUBLIC in and for the State  
of Washington, residing at Spokane  
My appointment expires Jul 1 1913

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Exhibit "A"  
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EXHIBIT A

General taxes for the year 1991, a lien in the process of assessment not yet due or payable.

An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein:

For: To erect, construct, reconstruct and maintain an electric distribution line consisting of wires, poles, and associated fixtures, together with the right to inspect said line.

In Favor of: The Washington Water Power Company, a corporation

Recorded: June 18, 1930

Book/Page: Book 95 of Deeds at page 316

Affects: Lot 1, (The Northwest Quarter) of the Northwest Quarter; The Northeast Quarter of the Northwest Quarter and the North Half of the Northeast Quarter of Section 36, Township 51 North, Range 6 W.B.M. The center line of said transmission line to be approximately 27 feet South of the North line of said property.

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An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein:

For: A perpetual easement and right to enter and erect, operate, maintain, repair, rebuild and patrol one or more electric power transmission lines and appurtenances, signal lines, poles, towers, wires, cables and appliances necessary in connection therewith, in, upon, over, under and across the property in question

In Favor of: The United States of America, and its assigns  
Recorded: May 2, 1951  
Book/Page: Book 147 of Deeds at page 60  
Affects: That portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ , of Section 36, Township 51 North, Range 6, West of the Boise Meridian

An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein:

For: To erect, construct, reconstruct and maintain an electric distribution line consisting of wires, poles, and associated fixtures, together with the right to inspect said line.

In Favor of: The Washington Water Power Company, a corporation  
Recorded: November 15, 1951  
Book/Page: Book 149 of Deeds at page 268  
Affects: The Northwest Quarter of the Northeast Quarter, Section 36, Township 51 North, Range 6, W.B.M.

An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein:

For: The right to lay, maintain, inspect, operate, protect, repair, replace and remove a pipe line for the transportation of liquids and/or gases on, over and through the property in question; together with the right of unimpaired access to said pipe line and the right of ingress and egress on, over and through said land for any and all purposes necessary and incident to the exercise by said Grantee of the rights granted hereunder.

In Favor of: Yellowstone Pipe Line Company, a Delaware corporation  
Recorded: November 7, 1953  
Book/Page: Book 157 of Deeds at page 60  
Affects: The Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter, Section 36, Township 51 North, Range 6, W.B.M. For one ten inch pipe line on 40 foot right of way.

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Right of Way Agreement executed by and between the parties herein named upon the terms, conditions and provisions therein provided:

Between: Wayne Wesley Beck, also known as Wayne W. Beck, and Peggy Beck, husband and wife  
And: Pacific Gas Transmission Company, a California corporation  
Dated: October 26, 1960  
Recorded: November 10, 1960  
Book/Page: Book 184 of Deeds at page 59  
Providing For: The right to excavate for, install, replace, maintain, use and remove such pipeline or lines of any size as second party shall from time to time elect for conveying natural and artificial gas and other gaseous or liquid hydrocarbons and any products or by-products thereof, with necessary valves and other appliances and fittings, and devices for controlling electrolysis in connection with said pipe lines, together with adequate protection therefor, and also a right of way one hundred feet in width.  
Affects: A part of the Northeast Quarter of Section 36, Township 51 North, Range 6 West, B.M., a strip of land 100 feet wide

We note a Record of Survey of the subject property. Reference to the Record is made for full particulars:

Recorded: June 18, 1979  
Instrument No.: 809133

A Pipeline Easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein:

For: To erect, construct, reconstruct and maintain an electric distribution line consisting of wires, poles, and associated fixtures, together with the right to inspect said line. It is understood and agreed that said easement covers the right to install a natural gas pipeline parallel and adjacent to the West line of the above described property

In Favor of: The Washington Water Power Company, a corporation  
Recorded: April 21, 1960  
Instrument No.: 839554  
Affects: The Northwest Quarter of the Northeast Quarter of Section 36, Township 51 North, Range 6 W.B.M.

Right of way for road along the Northernly boundary of the herein described property as disclosed by Metzger map.

NOTE: It appears that the legal description of the property described is more than 20 acres. If a Deed of Trust is anticipated to be used to secure the forthcoming debt, we recommend that you consult with your attorney and in particular with reference to Section 45-1502 of the Idaho Code which provides in part that a Deed of Trust may be used to secure a debt on real property "not exceeding twenty (20) acres."

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M&M Investment Corp.

480621

RETURN TO:

Richard P. Algeo  
Attorney At Law  
TOWACEVICH & ALGER  
Suite 701 Lincoln Building  
Spokane, Washington 99201

WARRANTY DEED

Warranty Deed made this 1st day of June, 1979, between PARKWOOD SOUTH, a joint venture, of North 1401 Thor Court, City of Spokane, County of Spokane, State of Washington, composed of Eric M. Redman and Sandra J. Redman, husband and wife; Richard S. Edwards; Leroy M. Eide and Barby Eide, husband and wife; Collin L. Coles and Holly R. Coles, husband and wife; George G. Arger and Marilyn P. Arger, husband and wife; William C. Wright and Alice P. Wright, husband and wife; and Mike P. Yake and Susan E. Yake, husband and wife, herein referred to as Grantors and M & M INVESTMENT CORPORATION, a Washington Corporation, P.O. Box 2625 Terminal Annex, Spokane, Washington 99220, County of Spokane, State of Washington, herein referred to as Grantee, witnesseth:

The Grantors for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and does, by these presents, grant, bargain, sell, convey, and confirm unto Grantee and its heirs and assigns forever, all the following described real estate situated in the County of Kootenai, State of Idaho:

"The South Half of the Southeast Quarter, Section 25, Township 51 North, Range 6 West, Kootenai County, Idaho;

Subject to easements, covenants, and other restrictions of record."

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the property, as well in law as in equity.

To have and to hold all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

Exhibit "B"  
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And Grantors and their heirs shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, their heirs, and assigns against Grantors and their heirs and against all and every person and person whomsoever, lawfully claiming the same.

IN WITNESS WHEREOF, Grantors have hereunto set their hand on the day and year first above written.

PARKWOOD SOUTH, a Joint Venture

Eric M. Redman  
Eric M. Redman

Sandra J. Redman  
Sandra J. Redman

Richard S. Edwards  
Richard S. Edwards

Leroy M. Eide  
Leroy M. Eide

Barby Eide  
Barby Eide

Collin L. Coles  
Collin L. Coles

Holly R. Coles  
Holly R. Coles

George G. Arger  
George G. Arger

Marilyn F. Arger  
Marilyn F. Arger

William C. Wright  
William C. Wright

Alice P. Wright  
Alice P. Wright

Susan E. Yake  
Susan E. Yake

Susan E. Yake  
Susan E. Yake

STATE OF WASHINGTON )  
COUNTY OF SPOKANE ) ss.

On this day 6/1/79 personally appeared before me Eric M. Redman and Sandra J. Redman; Richard S. Edwards; Leroy M. Eide and Barby Eide; Collin L. Coles and Holly R. Coles; George G. Arger and Marilyn F. Arger; William C. Wright and Alice P. Wright; and ~~Mike P. Yake and Susan E. Yake~~, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of June, 1979.

Richard P. Allred  
Notary Public in and for the State  
of Washington, residing at Spokane.

/s/

WARRANTY DEED - page 2

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On this day personally appeared before me Mike P. Yake and Susan E. Yake, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

*Richard P. Alger*  
Notary Public in and for the State  
of Washington, residing at Spokane.

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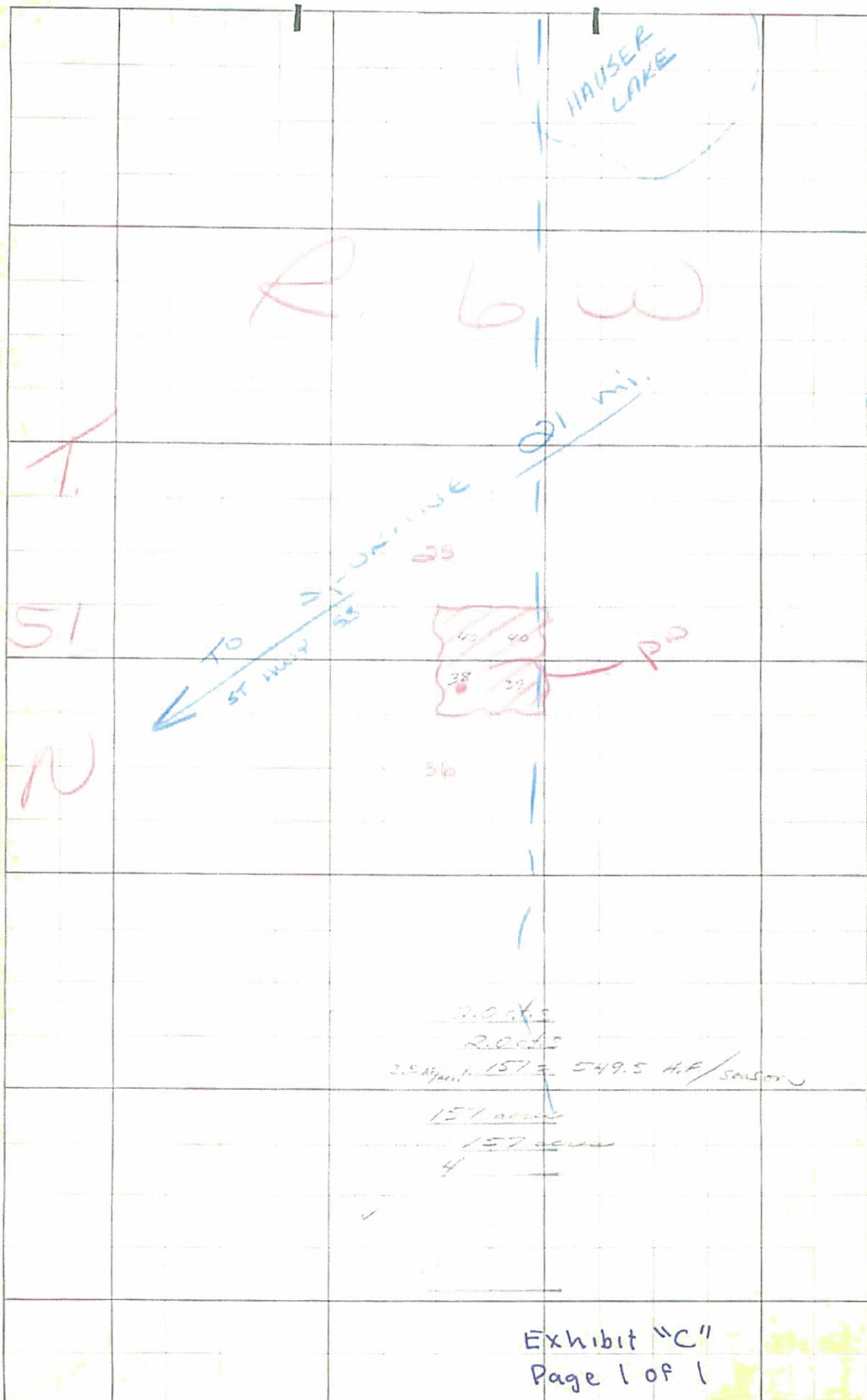
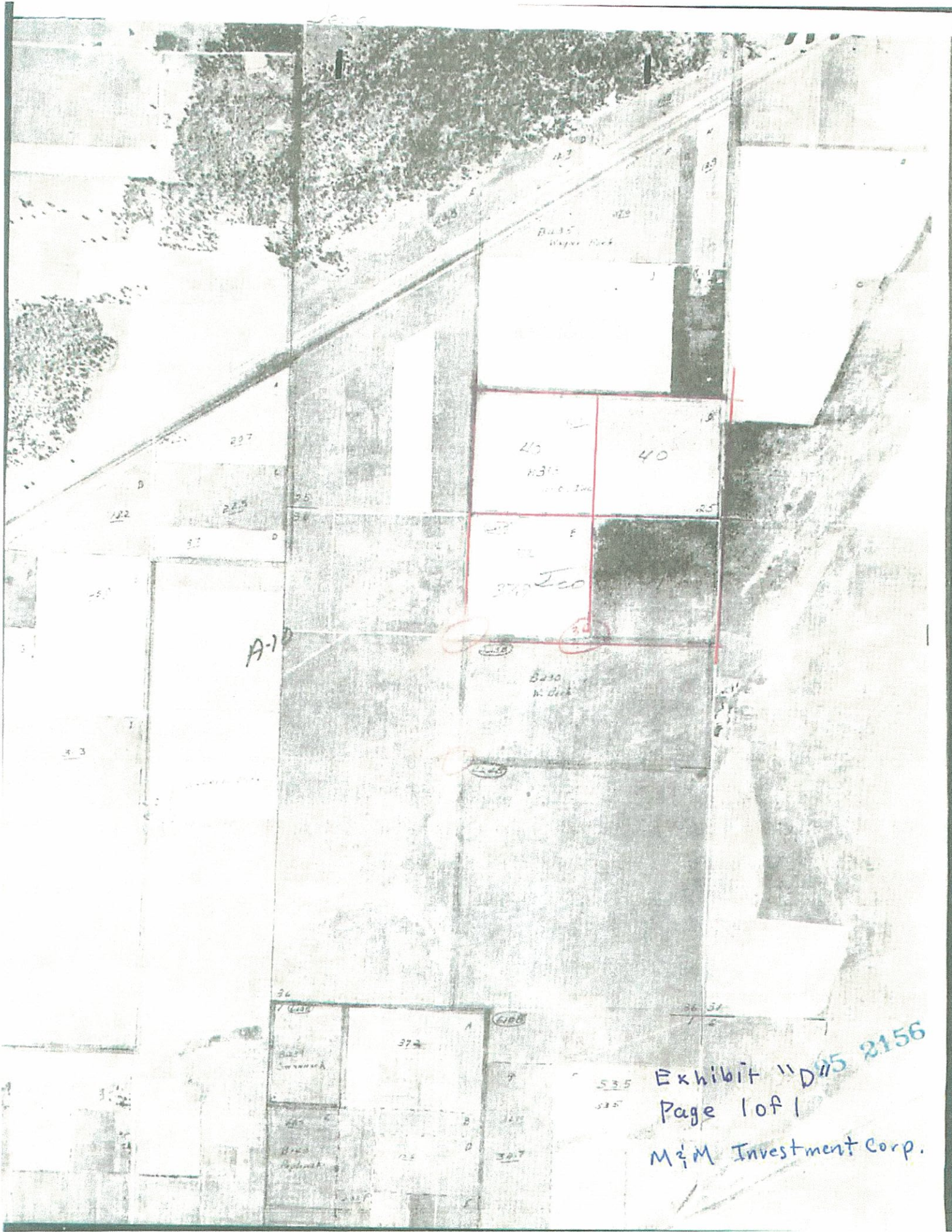


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