

576069

WARRANTY DEED

For Value Received, \$10.00 and other valuable consideration,

Ronald Allen and Wilma Allen, husband and wife, of Moscow, Idaho,

the grantors, do hereby grant, bargain, sell and convey unto

William P. McDougall and Doris McDougall, husband and wife, of Pullman, Washington,

the grantees, the following described premises, in Kootenai County Idaho, to-wit:

A tract of land in Government Lot 4, Section 12, Township 47 North, Range 4 W.B.M., Kootenai County, State of Idaho, described as beginning at the Southwest corner of said Section 12; thence North 89°53' East along the South line of said Section 12, 1984.7 feet; thence North 35°34' East, 320 feet; thence North 54°26' West, 40.0 feet; thence North 8°43' East, 162.26 feet to the True Point of Beginning for this description and being a point on the Westerly line of Wildwood Drive; thence North 13°15' West along the Westerly line of Wildwood Drive, 75.0 feet; thence South 76°45' West, 192.4 feet; thence South 13°15' East, 75.0 feet; thence North 76°45' East, 192.4 feet to the True Point of Beginning; Being Lot 4 of the Vacated Block 2 of Wildwood Park.

Subject to certain limitations stated below, with this title to the above described property goes the use of Lot 4, Block 1, Wildwood Park, for the purpose of access to and use of a due proportion of the shore line and beach of said Lot 4. The limitations referred to above are the following conditions and restrictions: 1) Those conditions and restrictions which are contained in Warranty Deed dated August 26, 1964, from Helen D. Bloomsburg, widow, to Ronald Allen and Wilma, his wife, recorded August 26, 1964 as Instrument No. 448572, records of Kootenai County, Idaho. 2) The cost of taxes on Lot 4, Block 1, shall be divided equally among all owners of all lots (12 in number) in vacated Block 2, Wildwood Park.

The Grantors hereof hereby state that they are the same Ronald and Wilma Allen, man and wife, who were the Grantees in the above designated deed from Helen D. Bloomsburg.

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 liens, taxes (except for 1971 land taxes) and assessments of every kind of nature whatsoever,

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated:

2/1/71 Ronald Allen

2/1/71 Wilma Allen

STATE OF ~~Idaho~~ ^{Washington}, COUNTY OF Whitman
On this 1st day of FEB, 1971,
before me, a notary public in and for said State, personally
appeared

Ronald Allen and Wilma Allen

known to me to be the persons whose names
subscribed to the within instrument, and acknowledged to
me that they executed the same.

Frederick G. Goulet
NOTARY PUBLIC
PULLMAN, WASHINGTON
Residing at
Comm. Expires Jan. 7-1972

STATE OF IDAHO, COUNTY OF Kootenai
I hereby certify that this instrument was filed for record at
the request of **PANHANDLE TITLE CO.**

at _____ minutes past 9 o'clock a.m.,
this FEB - 3 1971 day of _____,
19____, in my office, and duly recorded in Book
of Deeds at page _____

HAROLD E. PETERSON
Ex-Officio Recorder

By *Nancy Thresh* Deputy.

Fees \$ 100
Mail to: Theodore R. Saldin, atty at law
1303 Upper Drive
Pullman, Wash. 99163

Wildwood Park

