

307016

BOOK 161 PAGE 197

THIS INDENTURE, Made this 13th day of June,

in the year of our Lord one thousand nine hundred and fifty-five, between
 HENRY L. JONES and CLARA JONES GRAVES, sole heirs and devisees of
 Charles H. Jones, deceased, as their sole and separate property,

of Spokane, County of Spokane, State of Washington,

the parties of the first part, and EVERETT B. COULTER and MARILYN COULTER,
 husband and wife,

of Spokane, County of Spokane, State of Washington,

the parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of

— NINE THOUSAND (\$9,000.00) — DOLLARS,

lawful money of the United States of America,

to them in hand paid by the said
 part of the second part, the receipt whereof is hereby acknowledged, have granted, bargained
 and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said part
 of the second part, and to their heirs and assigns forever, all of the following described real estate,
 situated in County of Kootenai, State of Idaho, to-wit:

Beginning at a point which is located West along the North
 line of said Lot Seven (7), Section One (1), Township Forty-
 nine (49) North, Range Four (4) W. B. M., Kootenai County,
 Idaho a distance of 300 feet from the Northeast corner of
 said Lot 7 (being also the Southeast corner of the Northeast
 quarter of the Southwest quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$), Section 1, Township
 49 North, Range 4 W. B. M.) as established in the October 11,
 1946, survey of said Section 1, a photostatic true copy of
 which survey is attached to that certain Quit Claim Deed filed
 of record with the County Recorder of said Kootenai County on
 December 19, 1949, as Deed No. 228926, and recorded in Book 143
 of Deeds, page 427; thence East along the North line of said
 Lot 7 a distance of 122.3 feet; thence South 2°40' East a dis-
 tance of about 147.8 feet, more or less, to Lake Coeur d'Alene;
 thence meandering Southwesterly along the shore of said lake to
 a point directly south of the point of beginning; thence north
 a distance of about 184.1 feet, more or less, to a point of
 beginning, being a part of said Lot 7 of said Section 1, and
 containing about 0.48 acres, more or less, Kootenai County,
 Idaho.



TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereunto
 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 said property, as well
 in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together
 with the appurtenances, unto the parties of the second part, and to their heirs and assigns forever
 and the said parties of the first part, and their heirs, the said premises in the quiet and peaceable
 possession of the said parties of the second part, their heirs and assigns, against the said part
 of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully
 claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND,
 subject to easements of record.

And the grantor hereby, sufficient to the grantee, all riparian and littoral rights thereto, together with all easements, rights and privileges appurtenant thereto, including water rights and easement as granted by deed dated October 20, 1906, recorded in Book 20 of Deeds, page 228, and including easement for ingress and egress contained in deed dated July 19, 1931, recorded in Book 96 of Deeds, page 567.

IN WITNESS WHEREOF, The said parties of the first part ha ve hereunto set the Hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

[Signature] [Seal]
[Signature] [Seal]
 [Seal]
 [Seal]

WASHINGTON
 STATE OF IDAHO
 County of Spokane
 On this 31 day of June, in the year 1955, Before me, the undersigned, a Notary Public in and for said State, personally appeared CLARA JONES GRAVES, one of the heirs and devisees of Charles H. Jones, deceased, 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.



[Signature]
 Notary Public for the State of Wash.
 Residing at Spokane
 Filed and recorded at the request of *[Signature]*
 at 2:52 o'clock P. M. this 31 day of January, 1956
 JAMES D. RIGGS
 Ex-Officio Auditor-Recorder
 Kootenai County, Idaho
 By *[Signature]* Deputy
 Fee \$1.75

STATE OF CALIFORNIA
 County of Los Angeles

On this 10th day of June, 1955, before me *Mary A. Hughes*, a Notary Public in and for the said State, personally appeared HENRY L. JONES, one of the heirs and devisees of Charles H. Jones, deceased, 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 affixed my official seal, the day and year in this certificate first above written.



Mary A. Hughes
 Notary Public in and for the State of California, residing at 4100 City Terrace Dr.
 My Commission Expires July 27, 1958.