

WARRANTY DEED.

THIS INDENTURE, Made this 2nd day of May, A. D., 1923, between IDA MCCREA, unmarried since prior to August 24th, 1922, of Kootenai County, State of Idaho, party of the first part, and ISMAY HURNIE, single, of Coeur d'Alene, Kootenai County, State of Idaho, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, and the said party of the second part forever released and discharged therefrom, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto the said party of the second part, and to her heirs and assigns forever, all the following described real estate situated in Kootenai County, State of Idaho, to-wit:

Lots Five (5) and Six (6) of Block Eight (8), La Del Cardo Bay, Idaho, according to the Plat thereof on file and of record in the office of the County Recorder of Kootenai County, together with the perpetual right to use a sufficient amount of water for one residence on said property from the spring belonging to the party of the first part situated on Lots Two (2) and Three (3) of McCrea Addition to La Del Cardo Bay, Idaho, and a perpetual right-of-way over, under and across the last described lots and any other property belonging to the party of the first part, for the purpose of conveying and transporting the water from said spring to the property hereby conveyed.

The party of the first part further gives and grants to the party of the second part, her heirs and assigns, the perpetual right to use sufficient water for one residence on the land above described, from that certain spring belonging to the party of the first part, and located on the Northwest quarter of the Northwest quarter (NW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>) of Section Twenty-three (23) Township Forty-nine (49) North, Range Four (4), W. B. M., Kootenai County, Idaho, and a perpetual right-of-way over, under and across said lands last above described, and any other lands belonging to the party of the first part, for the purpose of conveying and transporting said water from the spring to the property hereby conveyed.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted lands and premises, with the appurtenances, unto the said party of the second part, her heirs and assigns forever.

And the said party of the first part, for herself and her heirs, executors, and administrators, does hereby covenant with the said party of the second part, her heirs and assigns, that she is lawfully seized in fee of the above granted premises; that they are free and clear of all liens and incumbrances, and that she has good right to sell and convey the same as aforesaid.

And the above bargained premises in the quiet and peaceable possession of the said party of the second part, her heirs and assigns, against all persons lawfully claiming the same or any part thereof, the said party of the first part shall warrant and forever defend.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

(I. R. Stamp 50¢)

Ida McCrea (SEAL)

last above described, and any other lands belonging to the party of the first part, for the purpose of conveying and transporting said water from the spring to the property hereby conveyed.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted lands and premises, with the appurtenances, unto the said party of the second part, her heirs and assigns forever.

And the said party of the first part, for herself and her heirs, executors, and administrators, does hereby covenant with the said party of the second part, her heirs and assigns, that she is lawfully seized in fee of the above granted premises; that they are free and clear of all liens and incumbrances, and that she has good right to sell and convey the same as aforesaid.

And the above bargained premises in the quiet and peaceable possession of the said party of the second part, her heirs and assigns, against all persons lawfully claiming the same or any part thereof, the said party of the first part shall warrant and forever defend.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

(I. R. Stamp 50¢)

Ida McGrea (SEAL)

STATE OF IDAHO,                    }  
County of Kootenai.            }ss

On this 2nd day of May, A. D., 1923, before me, W D Wernette, a Notary Public in and for the County and State aforesaid, personally appeared Ida McGrea, unmarried since prior to August 24th, 1922, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Given under my hand and official seal the day and year in this certificate first above written.

(Notarial Seal)

W D Wernette

Notary Public for the State of Idaho, residing at  
Coeur d'Alene, Idaho.

State of Idaho                    }  
County of Kootenai            }ss

Filed for record at the request of Mrs. B. M. George on the 3d day of May, 1923, at 1:24 o'clock P.M., and recorded in Book 79 of Deeds, Page 116

C. O. Sowder, County Recorder.

Fee \$1.25

