



447300

WARRANTY DEED

BOOK 198 PAGE 79
INDEXED
COMPARED
TRACTEE

For Value Received ELMER E. JORDAN and VIRGINIA L. JORDAN,
his wife,

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

WALT THIEMENS and EDITH I. THIEMENS,
his wife,

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

Lot Six (6) Arrow Point, Kootenai
County, Idaho, according to the duly
recorded plat on file in the office
of the recorder of Kootenai County,
Idaho, (Book D of Plats on Page 131)

EXCEPT:

1. The grantees shall only erect one cabin upon said lot.
2. There shall be no outdoor toilets built or maintained.
3. The grantees shall maintain adequate sewage and garbage disposal according to the standards of the Department of Public Health, State of Idaho.
4. Any dock constructed by the vendees shall be so constructed and maintained as to not unreasonably interfere with the use and enjoyment with the owners of adjoining property.
5. All property, including docks, shall be non-commercial.
6. Any permanent residential structures shall be of sound construction and properly maintained.
7. The easterly ten feet of said property is reserved by the vendors for the mutual use and benefit of all land owners lying within the platted subdivision of Arrow Point, to be used for a private road right-of-way, and the vendors grant to the vendees an additional ten feet lying immediately east of the platted subdivision, so as to make provision for a twenty foot private road right-of-way. However, the grantors do not warrant the maintenance of said road right-of-way, and all persons situate within said platted subdivision shall have equal right of access and use of said road right-of-way. The grantors warrant that they will reserve ten feet off of the east end of each lot in said platted subdivision for private road rights-of-way purposes, so as to make a uniformity of road access.

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 the owners in fee simple of said premises; that they are free from all incumbrances

Grantors warrant access to and from said property to State Highway 95-A

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

Dated: 16th day of September, 1959.

Virginia L Jordan
Elmer E Jordan

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STATE OF IDAHO, COUNTY OF Kootenai
On this 16 day of September, 1959,
before me, a notary public in and for said State, personally appeared

ELMER E. JORDAN and VIRGINIA
L. JORDAN, his wife

STATE OF IDAHO, COUNTY OF Kootenai
I hereby certify that this instrument was filed for record at
the request of Edith Thiemens

at 2 minutes past 2 o'clock pm
this 7th day of Aug
19 1959, in my office, and duly recorded in Book 95-14496

INSTRUMENT

8/28/61 *LD*

No. 15026

1. OWNER'S TAG — TO BE LEFT IN THE SERVICE SWITCH

STATE OF IDAHO — DEPARTMENT OF LAW ENFORCEMENT
IDAHO STATE ELECTRICAL BOARD

Permission is hereby granted to an Electric Power Supplier to connect and energize the electrical wiring system designated hereon, pending inspection and approval by the Commissioner of Law Enforcement, and on condition that these tags are properly filled in and signed, all as provided for by Regulation No. 2, issued by the Commissioner of Law Enforcement, by authority vested in him by Chapter 10, Title 54, Idaho Code, as amended.

Walter C. Thiemens 321 North 13th St., Coeur d'Alene
(Owner or Tenant's Name — Please Print) (Mailing Address)

Lot 6, Arrow Point, Hwy 95 to Arrow Point Resort
(Location of Premises Served)

Walter C. Thiemens
(Signature of person making installation)

Schedule of Inspection Fees is
Printed on the Back of This Tag. \$ 4.00 pd. 6/30/61 ky
(Inspection Fee to be Remitted)

95-14496

SCANNED

OCT 23 2009