

90

95-11513

100

344621

WARRANTY DEED

BOOK 174 PAGE 401

This Indenture, Made this 8th day of September, in the year of our Lord One Thousand Nine Hundred and Fifty-Four, between J. P. RICHARDSON and JOSEPHINE RICHARDSON, husband & wife resident s of County of Kootenai State of Idaho parties of the first part, and DAVID HEDDEN RODGERS and DOROTHY PERKINS RODGERS, husband and wife, resident s of County of Spokane State of Washington parties of the second part.

Witnesseth, That the said part ies of the first part, for and in consideration of the sum of One Dollar and Other Valuable Considerations Dollars in hand paid by the part ies of the second part, the receipt whereof is hereby acknowledged, and the said part ies of the second part forever released and discharged therefrom ha ve granted, bargained, sold, remised, released, alienated and confirmed and by these presents do grant, bargain, sell, remise, release, alienate and confirm unto the said part ies of the second part, and to their heirs and assigns forever all the following described lot, piece or parcel of land situated in the County of Kootenai and State of Idaho, and known and described as follows, to-wit:

That part of Lot Six (6), Cliffwood Summer Homes, described as follows: Beginning at the intersection of the West line of Lot Six (6) with the shore line of Spirit Lake, thence North 70 feet to the South line of private road, thence easterly along the South line of said road to E line of Lot 6, thence South along the East line of Lot 6 100 feet to the shore line of Spirit Lake, thence along the shore line of Spirit Lake in a Westerly direction to place of beginning, together with the right to use the road now established across Lots 4, 5, 6 and 7, Cliffwood Summer Homes for the access to the county road. This easement to be appurtenant to the land hereby sold.



Together with all and singular the hereditaments and appurtenances thereunto, belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim or demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises with the hereditaments and appurtenances TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said parties of the second part, their heirs and assigns, forever.

And that the said part ies of the first part, for their heirs, executors and administrators do covenant, grant, bargain, and agree to and with the said parties of the second part, their heirs and assigns that at the time of encaselling and delivery of these presents they are well seized of the premises above conveyed as of good, sure, perfect, absolute and indefeasible estate of inheritance in law and fee simple, and ha ve good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid; and that the same are free and clear of all former or other grants, bargains, sales, liens, taxes, assessments and encumbrances of every kind or nature whatsoever

and the above bargained premises in the quiet and peaceful possession of said part ies of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part ies of the first part shall and will warrant and defend.

In Witness Whereof, the said part ies of the first part ha ve hereunto set their hand s and seal s the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Josephine Richardson (SEAL)
J. P. Richardson (SEAL)
(SEAL)
(SEAL)

97

STATE OF IDAHO } ss.
County of Kootenai }

BOOK 174 PAGE 402

On this Seventeenth day of September, in the year 1954, before me
the undersigned Notary Public in and for the State of Idaho,
personally appeared J. P. RICHARDSON and JOSEPHINE RICHARDSON, husband and wife,
known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that
they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and
year in this certificate first above written.



Daniel J. English
Notary Public in and for the State of
Idaho, residing at Spirit Lake.
(Please type name of Notary)

My Commission expires: February 14th
1958

Filed and received at the request of David H. Rodgers
at 4:12 o'clock P.M., this 28th day of August, 1958
E. W. Larson By Ora E. Swan
Ex-Officio Auditor-Recorder Deputy

Kootenai County, Idaho Fee \$ 1.50
Return to David H. Rodgers, 1010 37th Ave Spokane, Wyo.

WARRANTY DEED

TO

Date _____, 19____

STATE OF IDAHO } ss.
County of Kootenai }

Filed for record at the request of _____

on the _____ day of _____, 19____
at _____ o'clock, _____ M.
and recorded in Book _____ of Deeds on
page _____

County Recorder

By _____ Deputy

Fee \$ _____

Return to _____

STATE OF IDAHO } ss.
COUNTY OF KOOTENAI }

NOV 13 2009

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY OF
THE ORIGINAL NOW ON FILE OR RECORD IN THIS OFFICE

DANIEL J. ENGLISH

Clerk/Recorder

By [Signature] Deputy

Inst. 344621 Book 174 Page 401
2 pgs.