

WARRANTY DEED

For Value Received

JOSEPH C. SHERWOOD and PENNY SHERWOOD, husband and wife

the grantor, does hereby grant, bargain, sell and convey unto

WADE E. MITCHELL and SHANNON M. MITCHELL, husband and wife

the grantee(s) whose current address is

155 QUAIL RUN LANE, ST. MARIES ID 83861

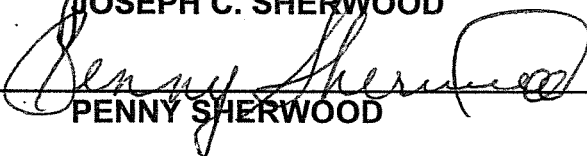
the following described premises, in Benewah County, Idaho:

Tax #675

Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 16, Township 46 North, Range 2 West, Boise Meridian, more particularly described on Exhibit A attached.

TO HAVE AND TO HOLD the said premises, with their appurtenance unto the said Grantee(s) their heirs or assigns forever. And the said Grantor(s) do hereby covenant to and with the said Grantee(s), that they are the owners in fee simple of said premises; that they are free from all encumbrances EXCEPT reservations and easements of record or in view and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: Jan. 11, 2000


JOSEPH C. SHERWOOD

PENNY SHERWOOD

STATE OF ~~IDAHO~~ California SS

COUNTY OF ~~BENEWAH~~ Merced

On this 11 day of JAN. in the year 2000, before me, a Notary Public, personally appeared

JOSEPH C. SHERWOOD and PENNY SHERWOOD

known or identified to me to be the person(s) whose name(s) is / (are) subscribed to the within instrument, and acknowledged to me that they executed the same.


Notary public
Residing at Las Vegas, Ca.
My Commission Expires 2/4/2000

218901

RECEIVED
BENEWAH COUNTY

EXHIBIT A

TAX #675

Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 16, Township 46 North, Range 2 West, Boise Meridian, more particularly described as:

Beginning at a point from which the Northwest corner of said Section 16 is South 89°47' West a distance of 794.0 feet and North 00°23' West a distance of 968.12 feet. Running thence North 00°23' West a distance of 265.12 feet to a point on the Southerly right-of-way boundary of State Highway No. 95A, as it now exists; thence South 50°42' West, a distance of 93.82 feet; thence continuing along said right-of-way on a 1466.0 foot radius curve to the left, a distance of 117.70 feet; thence South 14°59' West a distance of 190.16 feet; thence North 67°10' West a distance of 123.88 feet to the Point of Beginning.