

WARRANTY DEED

WARRANTY DEED, made this 2nd day of march, 1977,
between ROBERT E. WAGENKNECHT and ELLEN J. WAGENKNECHT,
husband and wife, of Route 2, City of St. Maries, County of Benewah, State of
Idaho, herein referred to as grantors, and DOUGLAS E. MARTIN and
BONNIE K. MARTIN, husband and wife, of Route 2, City of St. Maries, County
of Benewah, State of Idaho, herein referred to as grantees.

WITNESSETH:

That grantors, for and in consideration of the sum of Ten and no/100
Dollars (\$10.00), the receipt whereof is hereby acknowledged, have granted,
bargained, and sold, and do, by these presents, grant, bargain, sell, convey,
and confirm unto grantees and their heirs and assigns forever, all the following
described real estate situated in Benewah County, State of Idaho, to-wit:

A part of Lot 2, Section 8, Township 46 North, Range 2
West, Boise Meridian more particularly described as
follows:

Beginning at a point on the north line of said Lot 2, a
distance of 125 feet west of the northeast corner of said
Lot 2, thence south a distance of 168 feet to a point thence
west 210' to a point 168' south of the north line of Lot 2,
thence 168 feet north to the north line of said Lot 2, thence
210' east to place of beginning. The buyer, his heirs and
assigns shall have use of the roadway as now laid out
across the adjacent land for ingress and egress to his
premises, and shall enjoy joint usage of the well and water
system located on the land described in the Deed recorded
7-2-73 in Book 100 of Deeds on page 2480, and shall share
equally in the maintenance and cost of operation with the
owner thereof, his heirs and assigns. The use of the well
shall be limited to water for residential use, and may not
be used for irrigation purposes or sprinkling except with
the specific permission of the owner of the adjacent well,
or his heirs and assigns, under the easement.