

WARRANTY DEED

For Value Received JEANETTA TOW a/k/a JUNE TOW, a widow,

the grantor does hereby grant, bargain, sell and convey unto JOHN F. JOHNSTON and BARBARA ROBINSON JOHNSTON, husband and wife, whose current address is 110 Mutch Creek Drive, St. Maries, Idaho 83861

the grantee s. the following described premises, in Benewah County Idaho, to wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION



TO HAVE AND TO HOLD the said premises, with their appurtenances and hereditaments unto the said Grantees, their heirs and assigns forever And the said Grantor does hereby covenant to and with the said Grantee s that she is the owner in fee simple of said premises, that they are free from all incumbrances

and that she will warrant and defend the same from all law ful claims whatsoever

Dated June 20, 1984

Jeanetta Tow
JEANETTA TOW a/k/a JUNE TOW

STATE OF IDAHO, COUNTY OF BENEWAH
On this 20th day of June 1984
before me, Notary Public in and for said State, personally
appeared JEANETTA TOW a/k/a JUNE TOW,
a widow

Known to me to be the person whose name is subscribed
to the within instrument, and acknowledged to me that she
executed the same

Karen M. Robinson
Notary Public
Residing at St. Maries, Idaho
Comm. Expires Life

STATE OF IDAHO, COUNTY OF Benewah
I hereby certify that this instrument was filed for record at the
request of Barbara Robinson Johnston
at 25 minutes past 4 o'clock P.M.,
this 30th day of April
1984 in my office and duly recorded in Book
of Deeds at page

Kary Arthur
Ex-Officio Recorder
By Ann M. Aronson
Deputy.

Fees \$ 4.00
Mail to Barbara Robinson Johnston
1104 3rd St
St. Maries, ID 83861

INSTRUMENT NO. 203895

Johnston

A parcel in the North Half Northeast Quarter (N 1/2 NE 1/4) of Section 36, Township 46 North, Range 2 West, Boise Meridian. The boundary of which parcel is described as:

Beginning at a point on the north line of said Section 36 from which point the North 1/4 corner of said Section bears N 89°54'15" W - 324.43 feet. Running thence S 89°54'15" E, along said section line, a distance of 268.58 feet to the intersection of said section line with the southwesterly right-of-way boundary of State Highway No. 3; thence S 65°17'00" E, along said highway right-of-way boundary (said right-of-way boundary runs parallel to and 60 feet offset from the centerline of said highway) a distance of 370.36 feet; thence southeasterly along a 1,372.50 foot radius curve right, concave to the southwest, through a central angle of 21°32'51", an arc distance of 516.16 feet. The chord of said curve segment bears S 54°30'30" E - 513.13 feet; thence N 00°26'30" W a distance of 14.53 feet; thence southeasterly along a 1,382.50 foot radius curve right, concave to the southwest, through a central angle of 00°15'40", an arc distance of 6.30 feet, the chord of said curve segment bears S 44°02'15" E - 6.30 feet to the intersection of said highway right-of-way with the southwesterly right-of-way boundary of an existing County road; thence S 15°09'00" W, along said County road right-of-way boundary, a distance of 351.23 feet. (Said right-of-way boundary runs parallel to and 20 foot offset from the centerline of said road). Thence S 40°56'00" W, along said County road right-of-way, a distance of 167.37 feet; thence S 66°52'00" W, along said County road right-of-way, a distance of 176.20 feet; thence S 22°13'00" W, along said county road right-of-way, a distance of 394.89 feet to a point on the south line of said Northeast Quarter of Section 36, said south line also being the north line of St. Maries Garden Tracts, a recorded subdivision in Benewah County; thence S 89°52'00" W, along said south line of the Northeast Quarter, a distance of 407.11 feet; thence N 00°45'00" E, a distance of 899.05 feet; thence N 34°12'15" W a distance of 538.84 feet to the point of beginning. Enclosing an area of 18.81 acres.

SUBJECT TO AND TOGETHER WITH all easements, uses, rights of way, restrictions, covenants and reservations apparent or of record.

Johnston