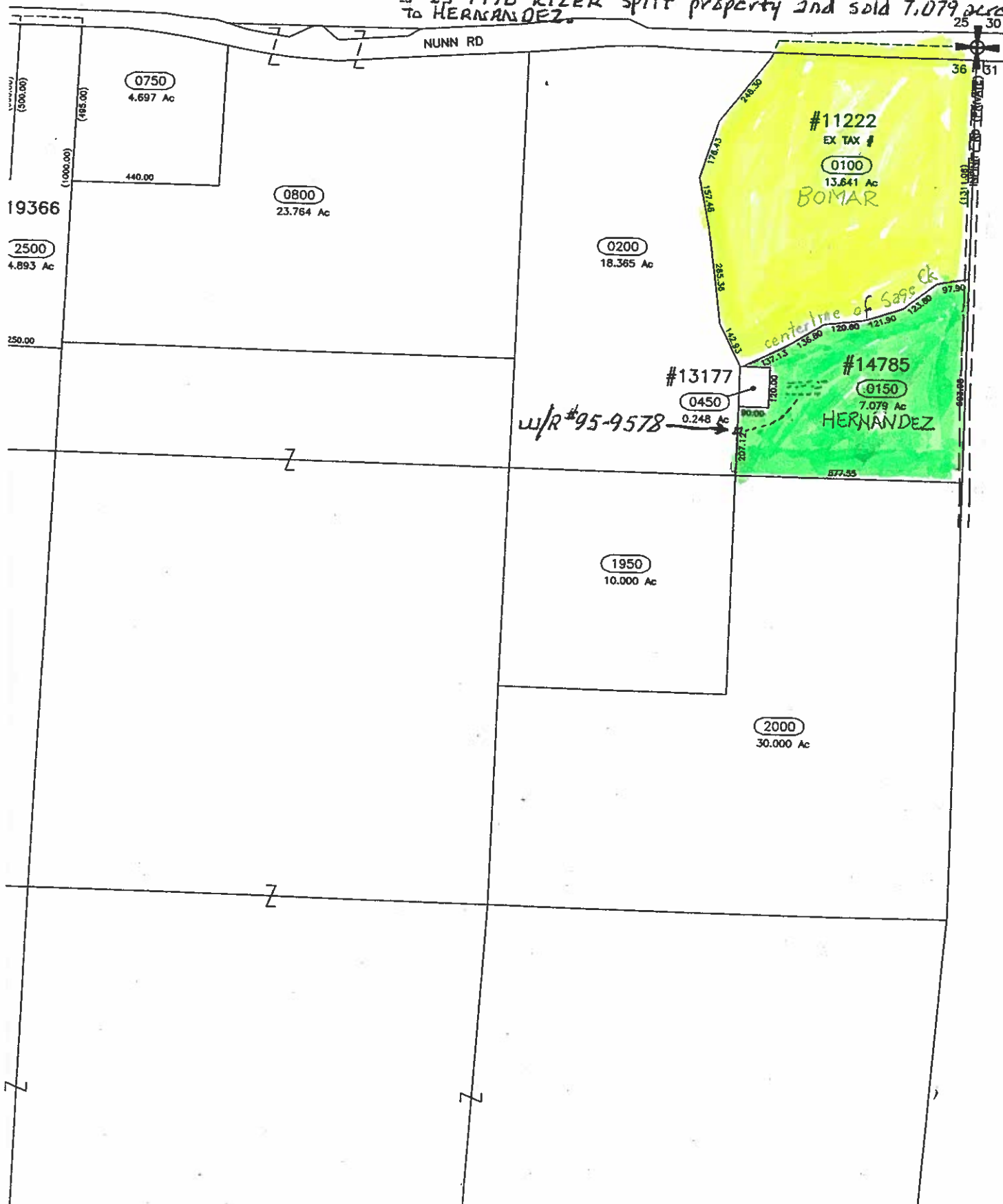


53N03W-36

V. SARGENT had w/r #95-9578 recorded 2-09-1970.
9-1-1978 SARGENT sold property to R. KIZER.
5-25-1990 KIZER split property and sold 7.079 acres
to HERNANDEZ.



86791

BOOK 0352 PAGE 792

1092392

WARRANTY DEED

COPY

FOR VALUE RECEIVED, VAUGHN SARGENT and EDNA SARGENT, husband and wife, "Grantors", do hereby grant, bargain, sell and convey unto RALPH D. KIZER and DORIS D. KIZER, husband and wife, "Grantees", whose address is P. O. Box 992, Hayden Lake, Idaho, 83835. the following described premises in Kootenai County, Idaho, to-wit:

A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 36, Township 53 North, Range 3 W.B.M., Kootenai County, Idaho, more particularly described as follows:

BEGINNING at the Northeast corner of said Section 36; thence South 89°47'06" West along the North line of the Northeast Quarter of Section 36 a distance of 592.88 feet; thence South 22°03'08" West, 57.45 feet; thence South 37°07'05" West, 248.30 feet; thence South 16°03'20" West, 176.43 feet; thence South 12°26'25" East, 157.46 feet; thence South 8°48'04" East, 285.36 feet; thence South 27°24'25" East, 142.93 feet; thence South 89°58'50" East, 90.00 feet; thence South 0°01'10" West, 120.00 feet; thence North 89°58'50" West, 90.00 feet; thence South 0°01'10" West, 207.12 feet; thence North 89°51'12" East, 677.55 feet; thence North 0°20'15" West, 1311.08 feet to the Point of Beginning, embracing an area of 21.60 acres, more or less.

RESERVING unto the Grantors an easement over the roadway along the West boundary line of said property as the same now exists from the County Road Southerly to Sage Creek. It being understood that said roadway, whether upon the property of the Grantors or Grantees shall be for the use and benefit of both parties.

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 are the owners in fee simple of said premises; that they are free from all incumbrances, except (a) easements and rights of way in view and of record, and that they will warrant and defend

the same from all lawful claims whatsoever.

DATED this 1st day of Sept, 1978.

COPY

Vaughn Sargent
Vaughn Sargent

Edna Sargent
Edna Sargent

STATE OF Idaho
County of Hootenau ss.

On this 1st day of Sept., 1978, before me, the undersigned Notary Public, personally appeared VAUGHN SARGENT and EDNA SARGENT, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

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



Mary A. Turnbull
Notary Public for Idaho
Residing at Fourth St.

2. WARRANTY DEED

STATE OF IDAHO } ss
COUNTY OF HOOTENAU }
AT THE REQUEST OF
SAFECO TITLE COMPANY
At 15 minutes past 3 o'clock P.
Sunday, Daily
AUG 6 1987
By Debbie Reed Deputy
Fee \$ 6.00
Return to

88994

1217431

1183883 WARRANTY DEED

COPY

For Value Received RALPH D. KIZER and DORIS D. KIZER, husband and wife

The grantor, do hereby grant, bargain, sell and convey unto MARTIN HERNANDEZ and DOLORES HERNANDEZ, husband and wife

the grantee, whose current address is ~~12623 E. Imperial Hwy. #205~~ 1021 Concourse St.
~~Santa Fe Springs, CA 90670~~ La Habra, CA 90631

the following described premises, in Kootenai

County Idaho, to-wit:

SEE ATTACHED

STATE OF IDAHO }
COUNTY OF KOOTENAI } SS
AT THE REQUEST OF
SECURITY TITLE COMPANY

* MAY 10 4 26 PM '91

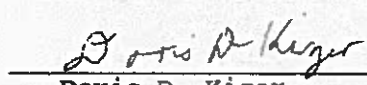
D. B. Leonard
DEPUTY
FEES \$22

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee
heirs and assigns forever. And the said Grantor do hereby covenant to and
with the said Grantee, that he the owner in fee simple of said premises; that they are free
from all incumbrances EXCEPT: current year taxes, conditions, covenants, restric-
tions, reservations, easements, rights and rights of way, apparent or of record

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

Dated: May 25, 1990


Ralph D. Kizer


Doris D. Kizer

STATE OF IDAHO, COUNTY OF Kootenai
On this 25th day of May, 1990,
before me, a notary public in and for the said State, personally

STATE OF IDAHO }
COUNTY OF KOOTENAI } SS
AT THE REQUEST OF
SECURITY TITLE COMPANY

INSTRUM

STATE OF IDAHO }
COUNTY OF KOOTENAI } SS
AT THE REQUEST OF
SECURITY TITLE COMPANY

SEE ATTACHED

* MAY 19 4 26 PM '91

D. B. and D.
FEES 6.00

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee
heirs and assigns forever. And the said Grantor do hereby covenant to and
with the said Grantee that he the owner in fee simple of said premises; that they are free
from all incumbrances EXCEPT: current year taxes, conditions, covenants, restric-
tions, reservations, easements, rights and rights of way, apparent or of record

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

Dated: May 25, 1990

COPY

Ralph D. Kizer
Ralph D. Kizer

Doris D. Kizer
Doris D. Kizer

STATE OF IDAHO, COUNTY OF Kootenai

On this 25th day of May, 1990,
before me, a notary public in and for the said State, personally
appeared
Ralph D. Kizer
Doris D. Kizer

known or identified to me to be the person whose name
subscribed to the within instrument, and acknowledged to me
that executed the same.

Mary L. Hamill

Notary Public

Residing at Coeur d'Alene, Idaho
Comm. Expires 4/23/96

STATE OF IDAHO }
COUNTY OF KOOTENAI } SS
AT THE REQUEST OF
SECURITY TITLE COMPANY

MAY 25 2 48 PM '90

SHARLEY DEITZ
Shirley
FEES 6.00 DEPUTY

INSTRUMENT NO.

LEGAL DESCRIPTION (Continued)

1183883

1217431

A portion of the Northeast quarter of the Northeast quarter, Section 36, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, Idaho more specifically described as follows:

COMMENCING at the Northeast corner of Section 36, Township 53 North, Range 3 West, Boise Meridian, Idaho; thence

South 0°20'15" East along the East line of said Section 36, 708.0 feet to a point on the centerline of Sage Creek, said point being the POINT OF BEGINNING for this description; thence

continuing South 0°20'15" East along said East line of Section 36, 603.08 feet to an iron pin which is the Southeast corner of the Northeast quarter of the Northeast quarter, said Section 36; thence

South ~~North~~ 89°15'12" West along the South line of said Northeast quarter of the Northeast quarter, 677.55 feet to an iron pin; thence

North 0°01'10" East, 207.12 feet to an iron pin; thence

South 89°58'50" East, 90.0 feet to an iron pin; thence

North 0°01'10" East, 120.0 feet to an iron pin; thence

North 89°58'50" West, 82.36 feet to the centerline of Sage Creek; thence

along the centerline of Sage Creek as follows:

North 62°57'00" East, 137.13 feet; thence

North 57°42'00" East, 136.80 feet; thence

North 82°51'00" East, 120.60 feet; thence

North 71°15'00" East, 121.90 feet; thence

North 51°43'00" East, 123.80 feet; thence

North 79°09'00" East, 97.90 feet to the POINT OF BEGINNING.