

Return to Grantee

651227

INSTRUMENT NO. 00038801



WARRANTY DEED

For Value Received LINCOLN TRUST COMPANY, TRUSTEE FBO MARVIN W. ELLIS, ROTH CONTRIBUTORY IRA ACCOUNT #050060674722, the grantor(s), do(es) hereby grant, bargain, sell and convey unto JACK G. JONES and KAREN RAE JONES, Husband and Wife, the grantee(s) whose current address is 1815 S. Woodlawn the following described premises, in BONNER County Idaho, to wit:

Road
Spokane Valley, WA 99216

Lots 1 and 2 of COYOTE PASS, according to the plat thereof, recorded in Book 7 of Plats, Page 78, records of Bonner County, Idaho.

LEGAL DESCRIPTION:
24-54N-5W COYOTE PASS

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances except those matters shown on the Exceptions Exhibit attached hereto and made a part hereof, and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: May ____, 2004

LINCOLN TRUST COMPANY Trustee FBO Marvin W. Ellis

By: Berry Coon

STATE OF Colorado

COUNTY OF Adair

} SS

RECORDING DATA:

On 27th day of May, 2004, before me, the undersigned, a Notary Public in and for the said State, personally appeared Berry Coon known or identified to me to be the person whose name is subscribed to the within instrument authorized to sign on behalf of Lincoln Trust Company, Trustee FBO Marvin W. Ellis and acknowledged to me that he/she/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.

Residing at:
Commission Expires

Sandra Roynon
Notary Public in and for the County and State

READ AND APPROVED:

MARVIN W. ELLIS

SANDRA ROYNON
NOTARY PUBLIC
STATE OF COLORADO

MADE SCOTT
BONNER COUNTY RECORDER
DEPUTY

FILED BY
SANDPOINT TITLE INSURANCE
2004 MAY 28 1P 3:10

EXCEPTIONS EXHIBIT

SUBJECT TO:

GENERAL TAXES FOR THE YEAR 2004.

EASEMENT AND CONDITIONS CONTAINED THEREIN:

RECORDED: MARCH 20, 1987

INSTRUMENT NO: 332710

IN FAVOR OF: OWNERS OF RECORD

FOR: EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES, 60 FEET IN WIDTH, OVER AND ACROSS ROADWAYS PRESENTLY CONSTRUCTED AND EXISTING

AFFECTS: SUBJECT PROPERTY

CORRECTED AND RE-RECORDED MAY 11, 1987, AS INSTRUMENT NO. 334682, RECORDS OF BONNER COUNTY, IDAHO.

EASEMENT AND CONDITIONS CONTAINED THEREIN:

RECORDED: JULY 7, 1994

INSTRUMENT NO: 448439

IN FAVOR OF: INLAND POWER AND LIGHT COMPANY

FOR: RIGHT OF WAY EASEMENT

AFFECTS: SUBJECT PROPERTY

EASEMENTS AND RESTRICTIONS CONTAINED ON THE FACE OF THE PLAT.

APPROVED AND ACCEPTED

OR

LINCOLN TRUST COMPANY

TRUSTEE FBO Mary W. Ellis

AUTHORIZED SIGNED [Signature]

"COYOTE PASS"

SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



