

WARRANTY DEED

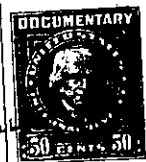
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BOOK 191 PAGE 331

For value received we, ROBERT G. TEMPLIN and ROSEMARY A. TEMPLIN, husband and wife, the grantors, do hereby grant, bargain, sell and convey unto RICHARD E. FUELLWILER and MARY A. FUELLWILER, husband and wife, the grantees, the following described premises, in Kootenai County, Idaho, to-wit:



All of that part of the hereinafter described tract of land lying and being westerly of a line drawn parallel with and distant 75 feet easterly when measured at right angles from the westerly line of said tract of land. Said line to begin at a point which bears North 45° - 00' East a distance of 106 feet from the northwest corner of said tract of land, on the northerly line thereof and running thence South 00° - 45' East to the southerly line of said Government Lot 3 - Section 11.



The tract of land hereinabove referred to is described as follows:



That part of the northeast quarter of the NW $\frac{1}{4}$ and that part of Government Lot 3 in Sec. 11, Twp. 49 North, Range 4 W.B.M. included in the following description: Beginning at the southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Sec. 11; thence South 89° - 15' West, 100 feet to the true point of beginning; thence North 00° - 45' West 30 feet to the southerly line of a private road; thence South 45° - 00' West along the southerly line of the private road, 212 feet; thence South 00° - 45' East, 187 feet, more or less, to the southerly line of Government Lot 3 in said Section 11; thence northeasterly along said southerly line of Government Lot 3 to a point which is south 00° - 45' East from the true point of beginning; thence North 00° - 45' West 160 feet, more or less, to the true point of beginning.



SUBJECT TO: Right to use water from the spring situated on the northeast quarter of the NW $\frac{1}{4}$ of said Section 11, for domestic use, and an easement for the purpose of constructing, maintaining and repairing a pipe line from said spring to certain tract of land hereto conveyed.

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Also, a perpetual easement for ingress and egress over the forty foot private road running from the Ever-Wall Bay County Road and adjoining the above described tract of land on the northwesterly side.

Any claim arising from the difference in mean high water line of Lake Coeur d'Alene and the meander line, as shown by the Government survey.

Subject to easement granted the Washington Water Power Company by deed dated December 5, 1908, recorded in Book 30 of Deeds on page 579, granting a perpetual right and easement to back and hold water, upon and to flood lands lying below an elevation of 2128 feet above sea level

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 encumbrances, except taxes for the year 1959, and that they will warrant and defend the same from all lawful claims whatsoever.

Dated this 5th day of ^{November}~~October~~, 1959.

Robert G. Templin
Rosemary A. Templin

STATE OF IDAHO)
COUNTY OF KOOTENAI) ss.

On this 5th day of ^{November}~~October~~, 1959, before me, a notary public in and for said State, personally appeared Robert G. Templin and Rosemary A. Templin, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



William A. Reagan
Notary Public for Idaho, residing at
Coeur d'Alene. My com. exp.: 11-1-61

Filed and recorded at the request of PANHANDLE ABSTRACT CO
at 2:48 o'clock P. M., this DEC 12 1959
by W. L. L. L.
Ex-Officio Auditor-Recorder
Kootenai County, Idaho
Return to Panhandle State Bk