

party of the second part, the receipt whereof is hereby acknowledged, does by these presents demise, release and forever quit-claim unto the said party of the second part and to his heirs and assigns all the 2 certain lots piece or parcel of land, situated in the said Kootenai County of Idaho and bounded and particularly described as follows, to-wit:

Lots 7-8- Block A. Nevin's Add Coeur D'Alene,
Kootenai County, Idaho

(I. R. Stamps 55¢, JUL 22 1940, E. M. F.)

Together with all and singular the hereditaments and appurtenances, thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set ... hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Stephen Wing

(SEAL)

J. E. Bradbury

Almira Gloyn

STATE OF IDAHO, }
County of Kootenai, } ss:

On this 20th day of July in the year 1940 before me C. F. Hess A Notary Public Personally appeared Stephen Wing known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

(Notarial Seal)

C F Hess
Notary Public for the State of Idaho
Residing at Rathdrum, Idaho
My Commission Expires Oct. 10, 1941

STATE OF IDAHO, }
County of Kootenai, } ss:

Filed for record at the request of John Knutson on the 22 day of July, 1940 at 9:12 o'clock A. M., and recorded in Book 115 of Deeds on page 154.

Jas. A. Foster, County Recorder

Fee \$1.00

By Elsa M. Feil, Deputy.

COMPARED
H&L

WARRANTY DEED

The Grantors, Roy G. Crocker and Ellen B. Crocker, husband and wife, for and in consideration of the sum of \$2500.00 in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto M. Kenworthy and Marjorie Kenworthy, husband and wife, both of Moscow, Idaho, as their community property, the following described real property situated in Kootenai County, State of Idaho, to-wit:

Part of Lots 3 and 4 of Section 11, Township 49
North Range 4 West of Boise Meridian, and more
particularly described as follows: Beginning at a
point lying 60 feet North of a stake on the North
line of Lot 23 of Krotzer Park, from which said

point the quarter corner on the West side of Section 11, Township 49 North Range 4 W. B. M., Kootenai County, Idaho bears 81 degrees 13 minutes West 1805.9 feet as by calculation, thence due East a distance of 301.64 feet, more or less, to the intersection with the North line of Lot 23 of Krotzer Park, thence North 78 degrees 45 minutes East a distance of 186.65 feet more or less to a stake situated at the northeast corner of said Lot 23 of Krotzer Park, thence North 1 degree 15 minutes West 200 feet, thence North 45 degrees East 246 feet to water line on Coeur d'Alene Lake, thence Westerly along lake about 400 feet to a stake; thence South 83 degrees 05 minutes West 233 feet to a stake, thence South 550.2 feet to the place of beginning, together with all appurtenant rights, excepting therefrom a strip of land 20 feet wide extending south from the southwest corner of Lot 22 of Krotzer Park to the North line of Lot 23 of Krotzer Park, to be used for a road.

(I. R. Stamps \$2.75, 7 - 22 - 40, M J)

The Grantors in further consideration of the sum stated above do hereby grant, bargain, sell, convey and warrant unto the Grantees, their heirs and assigns forever, certain easements and rights in and to that certain land retained by the Grantors and lying immediately west and north of the land conveyed hereby, said easements and rights being more particularly set forth as follows:

1. A right of way for the Grantees and their heirs and assigns forever, to use as a private road across the lands and premises of the Grantors for ingress and egress to and from the lands conveyed hereby, for themselves and their guests a strip of land commencing at the Southwest corner of the above described tract of land, running thence Westerly and along the South line of Government Lot 5 in said Section 11 to the West Quarter corner of said Section, thence North to the County road, together with a right of entry for the maintenance and repair of said road.

2. A right of way for a power line across the said lands of the Grantors whereby the power service may be extended to the land conveyed hereby to the Grantors, together with a right of entry for the inspection, maintenance, repair and replacement of said power line, it being understood that any and all repairs shall be so done as to occasion the minimum of inconvenience and damage to the Grantors.

3. A water right in favor of the Grantees whereby the said Grantees shall have the right to use water for domestic purposes from the water pipe line now existing upon and across the premises hereby conveyed, and so much thereof as may be required for ordinary domestic consumption.

Reserving however unto the Grantors, their heirs and assigns forever an easement for the maintenance of the water pipe line now existing across the lands and premises hereby conveyed, including a right of entry upon and across such lands for the inspection, maintenance and repair of said water pipe line, and the replacement of the same if necessary, it being understood that any and all repairs and replacements shall be so done as to occasion the minimum of inconvenience and damage to the Grantees.

It is understood that the easements granted and reserved in this conveyance

shall be regarded as covenants running with the land of both Grantors and Grantees in this instrument, and as appurtenant to both of such tracts of land, and shall be binding upon the respective heirs and assigns of Grantors and Grantees forever.

And the Grantors covenant that they will and their heirs, executors and administrators shall forever warrant and defend a fee simple and merchantable title in and to said real estate and easements, against all claims and demands, save and except taxes for the year 1940 and thereafter.

WITNESS the hands and seals of the Grantors above named at Spokane Wn. this 19th day of July, 1940.

Roy G. Crocker (SEAL)
Ellen B. Crocker (SEAL)

STATE OF WASHINGTON)
County of Spokane) ss.

On this 19th day of July, 1940, before me, Inda Estep, a Notary Public in and for the State aforesaid, personally appeared Roy G. Crocker and Ellen B. Crocker, husband and wife, to me known to be the persons whose names are subscribed to the above and foregoing warranty deed, and acknowledged to me that they executed the same.

WITNESS my hand and official seal the day and year last above written.

(Notarial Seal) Inda Estep
Notary Public, residing at
Spokane
My Commission Expires Feb. 28 1941

STATE OF IDAHO)
County of Kootenai) ss.

Filed for record at the request of Idaho First N. B. on JUL 22 1940 at 1:55 o'clock P M and recorded in book 115 of Deeds Page 155.

Jas. A. Foster, County Recorder

Fee \$1.50

WARRANTY DEED

126327

THIS INDENTURE, Made this 21st. day of June in the year of our Lord one thousand nine hundred and 40, between Mark Erickson and Gladys Erickson, Husband and wife, of Cataldo County of Kootenai State of Idaho the parties of the first part, and Fred Schroeder of Cataldo, County of Kootenai State of Idaho the party of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Twenty Five Dollars lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all the following described real estate, situated in Kootenai County, State of Idaho, to-wit:

All that piece or parcel of land and described as follows, to-wit

Commencing at a point on the South Boundary of U. S. Highway No. 10, 80 feet opposite and at right angles to Highway Station 797 plus 29, and from whence the East quarter corner of Section 30, Township 49 North Range 1 East of the Boise Meridian, bears N 79° 54' 30" E 1567.8 feet, and running thence S 32° 00' W 359.92 feet to the point of beginning