

MEMORANDUM OF CONTRACT

5676

On the 24th day of July, 1978, MICHAEL D. ENGELBY and KAREN S. ENGELBY, husband and wife, (Seller), and LARRY J. SINGLETERRY, a single person, (Purchaser), entered into a real estate contract which is held in escrow at the Gridley Investment Company, 108 North Fourth Street, Coeur d'Alene, Idaho 83814, whereby Seller has agreed to convey by deed to Purchaser, whose address is 3415 Pinehill Place, Coeur d'Alene, Idaho 83814, the following described property:

A portion of Government Lot 1 of Section 18, Township 48 North, Range 1 West of the Boise Meridian, Kootenai County, State of Idaho, described as

BEGINNING at the point of intersection of the Easterly right of way boundary of State Highway No. 3 and the line common to Sections 7 and 18, said point being 3,200.75 feet West of the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 18 and 808.73 feet East of corner common to Sections 7, 12, 13 and 18; thence, North 89°03' East along said Section line a distance of 304.00 feet; thence, South 0°57' East, a distance of 200.00 feet; thence, South 89°03' West, a distance of 490.67 feet to a point on Easterly right of way boundary of State Highway #3; thence, Northeasterly along said right of way boundary on a 2,914.74 foot radius curve, a distance of 274.00 feet to the POINT OF BEGINNING.

ALSO a portion of Kootenai County Tax #2068 in Government Lot 4 in Section 7, Township 48 North, Range 1 West of the Boise Meridian, Kootenai County, State of Idaho, described as follows:

BEGINNING at afore-described point of intersection of the line common to Sections 7 and 18 and the Easterly right of way of Highway #3; thence, North 37°11' East along said right of way boundary a distance of 100.00 feet; thence, South 39°10' East, a distance of 100.00 feet to a point on said Section line 7/18; thence, South 39°03' West along said Section line a distance of 127.73 feet to the POINT OF BEGINNING.

RESERVING AND EXCEPTING THEREFROM, a one-half interest in the well and water system and water on the above-described property, TOGETHER WITH an easement across the above-described property to install and maintain the water system to supply water to Grantor's property adjacent to the property deeded to Grantee above, provided, however, that this reservation and exception will continue only for the lives of Grantors herein or until Grantors sell their adjacent property, whichever date is sooner, and these reservations shall not run with the land. Grantor agrees to pay Grantee as long as Grantor is using the water the sum of \$10.00 per month for pumping expenses and water usage. Grantor will install at his own expense the water line to provide Grantor's adjacent property with water from the system. Grantor agrees to pay one-half of the costs of maintaining the pump and appurtenant fixtures as long as Grantor is using water from the system. Grantor further agrees that should the supply from the water system become insufficient to provide water to both Grantor and Grantee's business now existing on the property, Grantee's business use will take priority over Grantor's use.

Michael D. Engelby
Michael D. Engelby

Karen S. Engelby
Karen S. Engelby

Larry J. Singleterry
Larry J. Singleterry

STATE OF IDAHO)
) ss.
County of Kootenai)

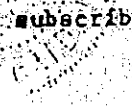
On this 24 day of July, 1978, before me, the undersigned, personally appeared MICHAEL D. ENGELBY and KAREN S. ENGELBY, known to me to be the persons whose names are subscribed to the foregoing, and acknowledged to me that they executed the same.



Paul V. Barnett
Notary Public for Idaho
Residing at Hayden, Idaho, ID
Commission expires 1981

STATE OF IDAHO)
) ss.
County of Kootenai)

On this 24 day of July, 1978, before me, the undersigned, personally appeared LARRY J. SINGLETERRY, known to me to be the person whose name is subscribed to the foregoing, and acknowledged to me that he executed the same.



Paul V. Barnett
Notary Public for Idaho
Residing at 2001 Farming
Commission expires 1981

Filed and recorded at the request of _____
at 2:15 o'clock PM, this 24 day of July, 1978
by Kathryn Taylor Deputy
Carol Deltz
Ex-Officio Auditor for Kootenai County, Idaho
Return to _____

Mailed to: Kresley Investment Co.
CDA.

ENGELBY PIN 48N01W-07-6500

