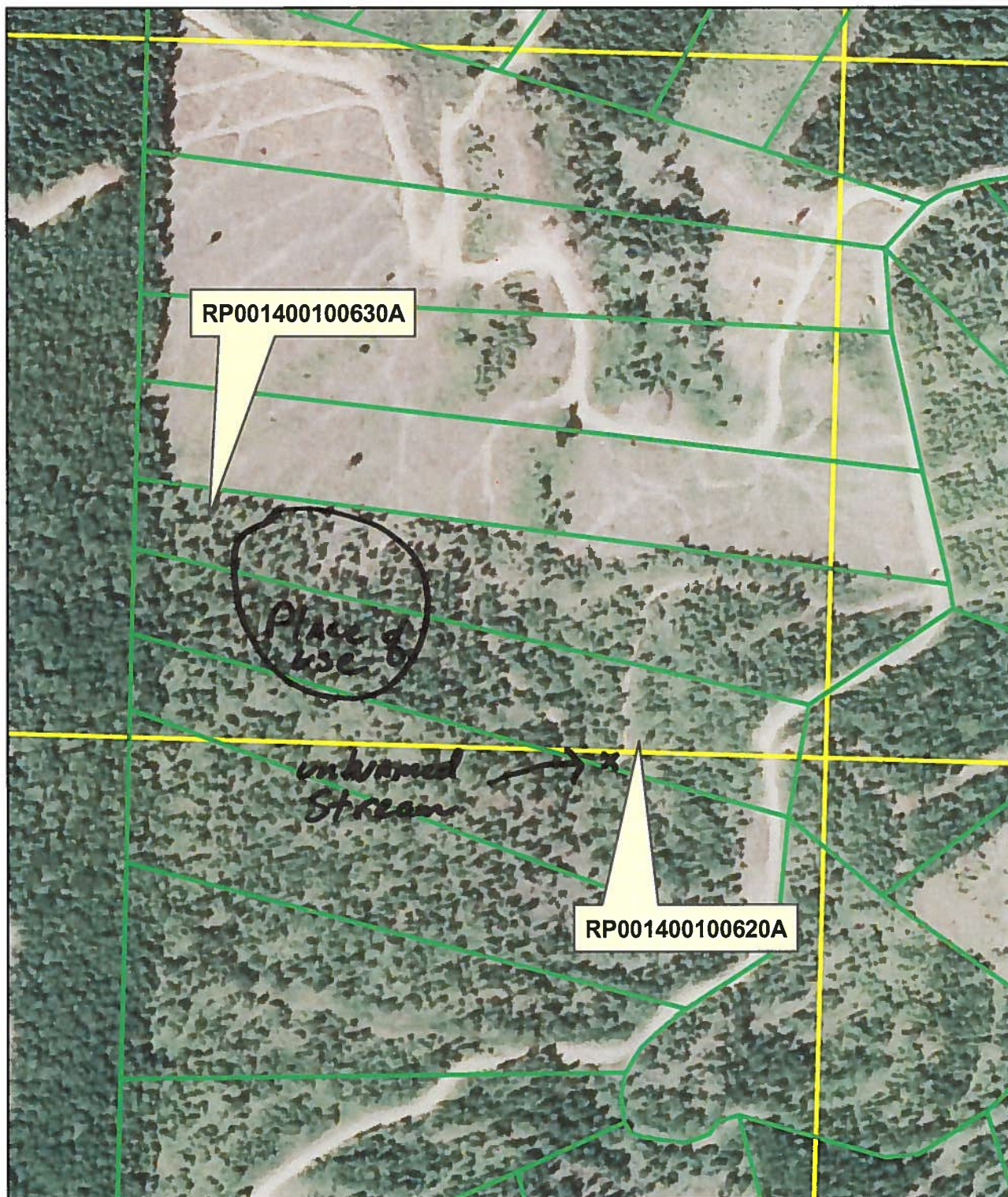


WEST PIN RP001400100620A



After recording, mail to:
Land Title Company of Benewah County, Inc.
831 Main Avenue
St. Maries, Idaho 83861

WARRANTY DEED

For Value Received

DALE A. PHILLIPS and LEANN Y. PHILLIPS, Husband and Wife

the grantors, do hereby grant, bargain, sell, and convey unto

SEAN M. WEST and BRENDA J. WEST, Husband and Wife

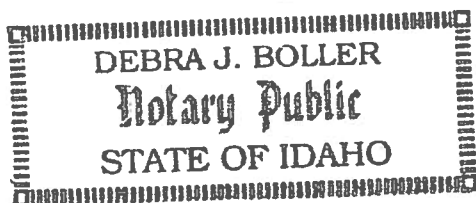
whose address is: 4001 Lancaster Rd.
Coeur d'Alene, ID 83814

the grantees, the following described real estate, situated in the County of Benewah, State of Idaho, to wit:

SEE ATTACHED EXHIBIT A.

TO HAVE AND TO HOLD the said premises, with the 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: Easements of record; and that they will warrant and defend the same from all lawful claims whatsoever.

Dated February 15, 2002



Dale A. Phillips
Dale A. Phillips

LeAnn Y. Phillips
LeAnn Y. Phillips

STATE OF IDAHO)

)ss.

County of Benewah)

On this 15 day of February, 2002, before me, the undersigned, a Notary Public in and for the said State, personally appeared Dale A. Phillips and LeAnn Y. Phillips, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Debora J. Boller

225732

B-2214