



Facsimile Cover Letter

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IDWR / NORTH

June 2, 2015

RE: Escrow No. 229649

Attention: Evan Roda

Company:

Fax No.: 762-2819

Total Number of Pages (including cover sheet):

~~4~~ 4

From: Kellie Sweeney
Alliance Title & Escrow Corp.
1270 Northwood Center Ct.
Coeur d'Alene, ID 83814

Phone: (208) 667-3402

Fax: (208) 664-0695

Comments: Claim #9513108

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SCANNED

JUN 08 2015

JUN 02 2015 10:32AM
 IDOT/ENR COUNTY RECORDER
 REC OF ALLIANCE TITLE - CREDIT ALEVE
 OFFICE
 RECORDING FEE \$16.00
 IDOT/ENR COUNTY RECORDER

WARRANTY DEED

Alliance Title & Escrow Corp. Order No. 229649

FOR VALUE RECEIVED

David R. Lapine and Tere Ann Lapine, Trustees of the Lapine Family Trust, dated November 8, 1994

do hereby grant, bargain, sell and convey unto

Ralph F. Tibbitts a certified estate as the sole and separate property

whose current address is

01235 East Marie Creek Road
 Coeur d'Alene, ID 83814

the grantees, the following described premises, in Kootenai County, Idaho, TO WIT:

A portion of land in the Southwest Quarter of Section 21, Township 50 North, Range 2 West of the Bally Meridian, Kootenai County, State of Idaho, more specifically as follows:

Commencing at the Southeast Section corner of said Section 21, thence North 00°34'00" West, 2,525.44 feet along the West line of said Section 21 to a point; thence South 89°18'02" East, 1,312.61 feet along the center line of said Section 21 to the TRUE POINT OF BEGINNING; thence South 89°18'02" East 965.68 feet along the center line of said Section 21 to a point; thence South, 439.21 feet to a point on the Northerly right of way line of a county road; thence South 74°16'19" West 83.36 feet along the Northerly right of way line of said county road to a point; thence North 00°49'03" West, 465.80 feet to the TRUE POINT OF BEGINNING. EXCEPT any portion lying within the Northwest Quarter of the Southwest Quarter of said Section 21.

AND the East 15.5 feet of the following described property:

A parcel of land being a portion of the Northwest Quarter of the Southwest Quarter of Section 21, Township 50 North, Range 2 West, Bally Meridian and being East of the Wolf Lodge - Hunsprinkle Road and the North of the Marie Creek Road, described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 50 North, Range 2 West, Bally Meridian, and being the Northeast corner of a tract of land described in that certain Warranty Deed recorded in Book 2011, Page 343, Kootenai County, Idaho

Southwesterly along the East line of said Northwest Quarter of the Southwest Quarter, being the East line of said tract, 300 feet, more or less, to a point being the Southeast corner of said tract and being the REAL POINT OF BEGINNING; thence

Northwesterly along the Southerly line of said tract 186 feet more or less, to the East right of way line of the Wolf Lodge - Honeysuckle Road; thence Southwesterly along said right of way line 345 feet, more or less, to the North right of way line of the Marie Creek Road; thence Northeasterly along said North right of way line 325 feet, more or less, to the East line of said Northwest Quarter of the Southwest Quarter of Section 21; thence Northerly along said East line 175 feet more or less to the REAL POINT OF BEGINNING.

AND the East 15.5 feet of the following described property:

A parcel of land being a portion of the Northwest Quarter of the Southwest Quarter of Section 21, Township 50 North, Range 2 West, Boise Meridian.

Commencing at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 50 North, Range 2 West, Boise Meridian, and being the Northeast corner of a tract of land described in Warranty Deed recorded in Book 201, Page 343, Kootenai County Idaho; thence Southerly along the East line of said Northwest Quarter of the Southwest Quarter, said line also being the East line of said tract, for a distance of 303 feet, more or less to a point, said point being the Southeast corner of said tract and also being the TRUE POINT OF BEGINNING for this legal description; thence Northwesterly along the Southerly line of said tract to the East right of way of Wolf Lodge Creek Road; thence Southwesterly along the East right of way of Wolf Lodge Creek Road 34.00 feet; thence Southeasterly to a point on the East line of said Northwest Quarter of the Southwest Quarter, said point being 17.00 feet South of the TRUE POINT OF BEGINNING; thence Northerly 17.00 feet to the TRUE POINT OF BEGINNING.

AND the East 15.5 feet of the following described property:

A portion of the Northwest Quarter of the Southwest Quarter of Section 21, Township 50 North, Range 2 West, Boise Meridian, more specifically described as follows:

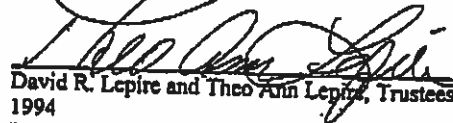
Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 50 North, Range 2 West, Boise Meridian; thence South along the East line of said Northwest Quarter of the Southwest Quarter 303 feet; thence North 73° West, 186 feet to the East line of existing county road right of way; thence North 17° East along said East line of existing county road right of way, 258 feet more or less to the intersection of said East line of the existing county road right of way and the North line of said Northwest Quarter of the Southwest Quarter of Section 21; thence East along said North line of said Northwest Quarter of the Southwest Quarter 113 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: July 10, 2014

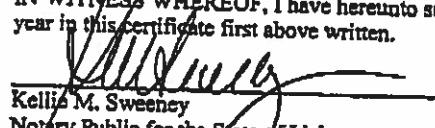

David R. Lepire and Theo Ann Lepire, Trustees of the Lepire Family Trust, dated November 8, 1994
By: David R. Lepire, Trustee


David R. Lepire and Theo Ann Lepire, Trustees of the Lepire Family Trust, dated November 8, 1994
By: Theo Ann Lepire

State of Idaho) ss.
County of Kootenai)

On this 11 day of July, 2014, before me, Kellie M. Sweeney, a Notary Public in and for said state, personally appeared David R. Lepire and Theo Ann Lepire known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lepire Family Trust, dated November 8, 1994, and acknowledged to me that he/she/they executed the same as Trustee.

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


Kellie M. Sweeney
Notary Public for the State of Idaho
Residing at: Hayden, ID
Commission Expires: 04/04/18

