



JIM BRANNON 2 P 2488075000
KOOTENAI COUNTY RECORDER
JAJ 2/27/2015 9:12 AM
REQ OF KOOTENAI COUNTY TITLE
COMPANY
RECORDING FEE: \$13.00 DD
Electronically Recorded

File No. 84047 - KM

WARRANTY DEED

For Value Received

Brian G. Jones and Karen A. Jones, husband and wife

The Grantor, does hereby grant, bargain, sell and convey unto

Robert E. Myrback and Nancy J. Myrback, Trustees of the Myrback Family Trust, dated December 29, 2005, as amended August 29, 2008

Address: 8874 East Brandy Bay Dr Coeur d'Alene ID 83814

The Grantee, the following described premises, in Kootenai County, Idaho, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART OF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: February 9, 2015

Brian G. Jones
Brian G. Jones

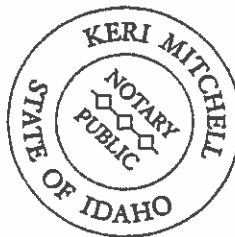
Karen A. Jones
Karen A. Jones

STATE OF Idaho

COUNTY OF Kootenai

On this 26 day of February, 2015, before me, Keri Mitchell, a Notary Public in and for said State, personally appeared Brian G. Jones and Karen A. Jones, 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.

Keri Mitchell
Notary Public for Idaho
Residing at Hayden
My Commission Expires: 08/25/17



SCANNED
JUL 17 2015

EXHIBIT "A"

A portion of the Northwest Quarter of Section 12, Township 49 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of Lot 18, Block Five, of the Plat of BEAUTY BAY ESTATES, said corner being the True Point of Beginning for this description;

thence South 90°00'00" East, 174.93 feet to a point on the West line of the Northeast Quarter of said Section 12;

thence South 0°10'00" East, along the said West line of the Northeast Quarter of Section 12, 445.30 feet to the Southeast corner of the North half of the said Northwest Quarter of Section 12;

thence South 89°50'00" West, along the South line of the said North half of the Northwest Quarter of Section 12, 1191.87 feet to the Intersection with the Northeasterly right-of-way line of Beauty Creek Road;

thence North 46°10'34" East, 475.00 feet, more or less, to the Southernmost corner of Lots 12 and 13, Block five of the said Plat;

thence Along the boundary line of the said Plat the following courses:

South 74°28'30" East, 255.00 feet;

thence North 66°14'15" East, 466.82 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH the access and utility easements set forth in documents recorded as Instrument Nos. 1597270, 1692078, 1840357 and 2033892000 and amended by document recorded as Instrument No. 2467881000 and re-recorded as Instrument No. 2468323000, records of Kootenai County, Idaho.

A handwritten signature in black ink, appearing to be "K. [unclear]", is written over the text.

SCANNED

JUL 17 2015