

RECEIVED

DEC 14 2015

IDWR / NORTH

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
1866 North Lakewood Drive
Coeur d'Alene, ID 83814

Instrument # 882440

BONNER COUNTY, SANDPOINT, IDAHO
11-20-2015 2:12:04 PM No. of Pages: 2
Recorded for: FIRST AMERICAN TITLE - KO
Michael W Rosedale Fee: \$13.00
Ex-Officio Recorder Deputy
Index to WARRANTY DEED

Randi Flaherty

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 566616-C (ms)

Date: November 09, 2015

For Value Received, **Kelly Marie Hutchison, an unmarried woman**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Manuel F. Dauber and Marla V. Dauber, husband and wife**, hereinafter called the Grantee, whose current address is **468665 Highway 95, #202, Sagle, ID 83860**, the following described premises, situated in **Bonner County, Idaho**, to-wit:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 35, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

SCANNED

DEC 14 2015

X

File No.: 566616-C (ms)

DEC 14 2015