

This Indenture, Made this 28th day of August in the year of our Lord One Thousand Nine Hundred and Eleven between Leonard H. Nichols, a widower of Kootenai County, State of Idaho, party of the first part, and Jessie S. Dolliver of Helena of Lewis and Clark County, State of Montana, part of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar and other considerations DOLLARS, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, and the said party of the second part forever released and discharged therefrom have granted, bargained, sold, remised, released, alienated and confirmed, and by these presents do grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, and to her heirs and assigns forever, all the following described lot, piece or parcel of land situated in the County of Kootenai and State of Idaho, and known and described as follows, to wit:

The south half of the southeast quarter of the northwest quarter, Section three Township forty eight north of Range four west B. M. and that part of lot five of section three described and bounded as follows, extending the north line of the south half of the southeast quarter of the northwest quarter section three east to low water mark on Lake Crowfoot, thence in southerly direction following said low water mark to south line of said lot five, thence west along south line of said lot five to southwest corner of lot five, thence north along west line of said lot five to place of beginning.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, to have and to hold the said premises above bargained and described, with the appurtenances unto the said party of the second part, her heirs and assigns forever.

And the said party of the first part, for himself, his heirs, executors and administrators, do covenant, grant bargain and agree to and with the said party of the second part, her heirs and assigns, that the time of ensembling and delivery of these presents her well seized of the premises above conveyed as of a good, sure, perfect, absolute and indefeasible estate of inheritance in law and fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid; and that the same are free and clear of all former or other grants, bargains, sales, liens, taxes, assessments, and incumbrances, of what kind or nature soever:

and the above bargained premises in the quiet and peaceable possession of said party of the second part her heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will warrant and defend.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

John W. Booth } Leonard H. Nichols (Seal)
Josua Petersen } (Seal)
(Seal) (Seal)
(Seal)

STATE OF IDAHO, }
County of Kootenai, } ss.

I, Josua Petersen, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Leonard H. Nichols, a widower his wife, personally known to me as the real person whose name is is subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that he executed and delivered the said Deed as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of August in the year of our Lord one thousand nine hundred and Eleven.

(Notarial Seal) Josua Petersen, Notary Public in and for the State of Idaho
My Commission expires Nov. 16, 1913.

Filed for record at the request of F. W. Linkel on the 15 day of Sept, A. D. 1911, at 2:41 o'clock P. M.

D. E. Danby County Recorder.
W. C. Dunsen

SCANNED
MAY 13 2010