

187948

BOOK 130 PAGE 409

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:-

That Ida Carlson, a widow woman, for and in consideration of One Dollar (\$1.00) and other valuable consideration, to him in hand paid, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell, convey and warrant unto Otha Lyon, of Moscow, Idaho, and to his heirs and assigns forever, the following described real property, situated in Latah County, State of Idaho, to wit:-

Southwest Quarter (SW $\frac{1}{4}$), Section 36, Township 40, North Range Five (5) West Boise Meridian save and excepting therefrom; Commencing at the Southeast Corner of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-six (36), Township Forty (40), North Range Five (5) West Boise Meridian and running North along Quarter Section Line Four hundred (400) feet thence West Six hundred feet thence South Four hundred (400) feet to Section line, Thence East along section Line Six hundred (600) feet to point of beginning containing about 5.51 acres.

together with all the tenements, hereditaments, and appurtenances thereunto belonging or anywise appertaining; and the above named grantor does covenant and warrant that the above described premises are free and clear from all encumbrances and liens, except taxes for the year 1946 and thereafter, and that she will, and her heirs, executors, administrators and assigns shall, forever warrant and defend a fee simple and merchantable title therein, against all lawful claims and demands.

IN WITNESS WHEREOF, THE above named grantor has hereunto set her hand and seal on this 14th day of August, 1945.

Ida Carlson

STATE OF IDAHO)
(ss.
County of Latah)

On this 14th day of August, 1945, before me, Robert W. Peterson, a Notary Public in and for the State of Idaho, personally appeared Ida Carlson, a widow woman, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.



Robert W. Peterson
Notary Public in and for the State of
Idaho, residing at Moscow, Idaho

187948
Warranty Deed
Ida Carlson
To -
Otha Lyon

2.25 in hand
County of Latah

This instrument was
on the 14th day of October 1947
at 2:55 o'clock P.M. Request
Otha Lyon
Signed in presence of Deeds
100-409
Quinn Deane
County Recorder

100-409
100-409

R. W. Peterson