

724207 WARRANTY DEED

For Value Received

CARL NORDSTROM and EVELYN M. NORDSTROM,
husband and wife,

the grantors, do hereby grant, bargain, sell and convey unto

BOOK 281 PAGE 595

RONALD REX and DONNA REX, husband and wife,

the grantees, the following described premises, in Kootenai County, Idaho, to wit:
That portion of Section 23, Township 49 North, Range 1 W.B.M., more particularly described as follows: Beginning at a point where the eastern boundary line of Section 23 intersects the southern boundary of U. S. Highway #10; thence westerly approximately 550 feet along said highway boundary to a point where the survey line of the new Highway #10 intercepts the old Highway #10; thence Easterly along the boundary of the new Highway approximately 740 feet to a point where this survey crosses the eastern boundary of Section 23; thence in a northerly direction approximately 500 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Merton F. Williams by warranty deed recorded Book 128 deeds page 197, described as follows: A portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Twp. 49 N.R. 1 W.B.M., described as beginning at a point 130 feet north of the southeast corner of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23; being place of beginning; thence North 120 feet; thence West 20 feet; thence South 120 feet; thence East 20 feet to the place of beginning.

EXCEPTING THEREFROM that portion of Section 23, Township 49 North, Range 1 W.B.M., described as beginning at a point which is the intersection of Old Highway No. 10 with the eastern boundary of said Section 23; thence in a westerly direction along the South line of said Old Highway No. 10 a distance of 265 feet; thence in a southerly direction 240 feet; thence easterly 25 feet more or less to a point which is the southwest corner of the tract conveyed to Carl Nordstrom by warranty deed recorded in Book 139 of Deeds, page 191, Records of Kootenai County, State of Idaho; thence in an easterly direction 200 feet more or less, to the east line of Section 23; thence northerly along said east line of said Section 23 a distance of 105 feet more or less to the place of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee s, that they are the owners in fee simple of said premises; that they are free from all encumbrances except existing easements and rights of way of record or in view and the taxes and assessments for the year 1970. RESERVING to the Grantors all rights to the water line and system crossing the property hereinabove described with all rights of ingress and egress necessary for the care and maintenance of the same. and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: December 31st, 1969.

Carl A. Nordstrom
Evelyn M. Nordstrom

STATE OF IDAHO, COUNTY OF Kootenai
On this 31st day of December 1969.
before me, a notary public in and for said State, personally appeared CARL NORDSTROM and EVELYN M. NORDSTROM, husband and wife,

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.
Carl A. Nordstrom
Evelyn M. Nordstrom
Notary Public
Residing at *Coeur d'Alene*, Idaho
Comm. Expires *12-25-83*

STATE OF IDAHO, COUNTY OF Kootenai
I hereby certify that this instrument was filed for record at the request of *Evelyn Nordstrom*
at 10:30 minutes past
this day of MAR 7 1977 A.M.
in my office, and duly recorded in Book
of Deeds at page

CAROL DEITZ

Ex-Officio Recorder

By *Sherry Smith* Deputy.
Fees \$1.00
Mail to: *1524 Stine Co A*
Grange

ASSESSOR & TREASURER, TAX NOTICES TO BE MAILED TO:

FURNISHED BY TITLE SECURITY OF NORTHERN IDAHO, INC.

INSTRUMENT NO.