

Field, Christine

From: Van Bussum, Monica
Sent: Tuesday, October 16, 2012 11:21 AM
To: Field, Christine
Subject: FW: Spalding/Cook Property - WSB Rental Agreement
Attachments: Spalding Recorded Warranty Deed.pdf

Christine,

Can you print this email and its attachment and put them with the Spalding rental agreement? They should be scanned and profiled as ownership verification for the WSB rental.

I talked with a rep for the Spaldings yesterday and payment should be here shortly.

Thanks,
Monica

-----Original Message-----

From: Jim Speck [<mailto:jim@speckandaanestad.com>]
Sent: Tuesday, October 16, 2012 10:42 AM
To: Van Bussum, Monica
Cc: Dick Spalding; Helen M Spalding
Subject: Re: Spalding/Cook Property - WSB Rental Agreement

Monica,

The Spalding's closed the purchase of the Cook Property on Monday, so their interest in the WSB Rental Agreement place of use and point of diversion is now that of the owner. Attached is a copy of the recorded Warranty Deed for your file.

Jim

James P. Speck
SPECK & AANESTAD
A Professional Corporation
120 East Avenue
P.O. Box 987
Ketchum, ID 83340
208.726.4421
208.726.0752 (fax)
jim@speckandaanestad.com

CONFIDENTIAL COMMUNICATION

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Instrument # 602040

HAILEY, BLAINE, IDAHO
10-15-2012 11:17:57 AM No. of Pages: 3
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: \$16.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

WARRANTY DEED

FOR VALUE RECEIVED

Whittier Trust Company, Successor Trustee of The Sydney B. Cook Revocable Trust, also known as The Sydney B. Cook Marital GST Non-Exempt Trust

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Richard C. Spalding and Helen Martin Spalding, as Co-Trustees of the Richard and Helen Spalding Revocable Trust

the grantee, whose current address is: 831 Mason St, San Francisco, CA 94108

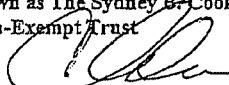
the following described premises, to wit:

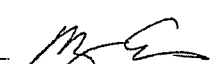
See "Exhibit A" attached hereto

SUBJECT TO: Current General Taxes, a lien in the process of assessment, not yet due or payable. Easements, restrictions, reservations, provisions of record, and assessments, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their 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 and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

Whittier Trust Company, Successor Trustee
of The Sydney B. Cook Revocable Trust,
also known as The Sydney B. Cook Marital
GST Non-Exempt Trust

By 
Charles Adams, III
Vice President

By 
Mary E. Evers
Vice President

STATE OF)

) ss.

COUNTY OF)

On this _____ day of October, 2012, before me, the undersigned, a Notary Public, in and for said State, personally appeared Charles Adams, III and Mary E. Evers known to me, and/or identified to me on the basis of satisfactory evidence, to be the Vice Presidents of the Whittier Trust Company, the Successor Trustee of The Sydney B. Cook Revocable Trust, also known as the Sydney B. Cook Marital GST Non-Exempt Trust, the Trust that executed the within instrument and acknowledged to me that they executed the same as such Vice Presidents of the Whittier Trust Company the Successor Trustee of trust.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

Resides at:

My commission expires: _____

See attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

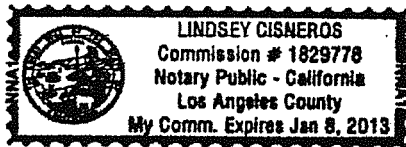
State of California

County of Los Angeles

On 10/12/12 before me, Lindsey Cisneros, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Mary E. Evers and
Name(s) of Signer(s)
Charles Adams, III

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature: Lindsey Cisneros
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Charles Adams, III Signer's Name: Mary E. Evers

☒ Corporate Officer — Title(s): Vice President ☒ Corporate Officer — Title(s): Vice President

- | | | | |
|---|--|---|--|
| ☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____ | <div style="border: 1px solid black; padding: 2px; text-align: center;"> RIGHT THUMBPRINT OF SIGNER
 Top of thumb here </div> | ☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____ | <div style="border: 1px solid black; padding: 2px; text-align: center;"> RIGHT THUMBPRINT OF SIGNER
 Top of thumb here </div> |
|---|--|---|--|

Signer Is Representing: Whittier Trust Company Signer Is Representing: Whittier Trust Company

Exhibit A
LEGAL DESCRIPTION

Order No.: 1217725

A parcel of land lying within Homestead Entry Survey (HES) 128, Township 5 North, Range 17 East, Boise Meridian, Blaine County, Idaho, said HES 128 being depicted within that Record of Survey recorded as Instrument No. 260160, records of Blaine County Idaho, and said parcel being more particularly described by metes and bounds as follows:

Commencing at Corner No. 1 of said HES 128, thence North $14^{\circ}09'06''$ West, 2255.00 feet along the Westerly boundary of said HES 128 to the TRUE POINT OF BEGINNING;

Thence continuing along said Westerly boundary North $14^{\circ}09'06''$ West, 313.74 feet to a brass cap marking Corner 2 of said HES 128;

Thence along the Westerly boundary of said HES 128, North $39^{\circ}43'00''$ West, 270.76 feet to the Southwesterly corner of Tax Lot 7906 as depicted within that Record of Survey recorded as Instrument No. 498113, records of Blaine County, Idaho;

Thence leaving said Westerly boundary and along the Southerly boundary of said Tax Lot 7906, North $67^{\circ}35'55''$ East, 350.08 feet to a point on the Westerly boundary of State Highway 75;

Thence along said Westerly boundary South $23^{\circ}40'22''$ East, 536.29 feet;

Thence leaving said Westerly boundary of State Highway 75, South $61^{\circ}51'20''$ West, 328.06 feet to the True Point of Beginning. (TL 8247)