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Jun 24, 2024

DEPARTMENT OF  
WATER RESOURCES

QUITCLAIM DEED and RESERVATION OF LIFE ESTATE

This Quitclaim Deed and Reservation of Life Estate is made effective on the 30<sup>th</sup> day of July, 2014, between RICHARD T. LUSTIG, individually and as trustee of the RICHARD T. LUSTIG REVOACABLE LIVING TRUST, hereinafter referred to as GRANTOR, and HARRY F. TEFFT and SASHA M. TEFFT, husband and wife, hereinafter referred to as GRANTEE.

FOR NO CONSIDERATION RECEIVED, GRANTOR does hereby, without warranty, convey, release, remise and forever quitclaim to GRANTEE, all of GRANTOR'S right, title and interest, presently held or hereafter acquired by GRANTOR in the following described real property:

The West Half of the South Half of the East Half of the Northeast Quarter of the Southeast Quarter of Section 18, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho.

SUBJECT TO a non-exclusive easement for the purposes of ingress and egress over and across, and underground utilities within and along, the following described property, to wit:

Beginning at a point which is the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 18; thence North along the West line of said Southeast Quarter of the Southeast Quarter, a distance of 1,320 feet; thence East a distance of 20 feet; thence South parallel with the above mentioned West line a distance of 1,320 feet to a point on the South line of said Southeast Quarter of the Southeast Quarter; thence West along said South line to the point of beginning; and

The South 20 feet and the East 20 feet of the North Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 18; and

The East 20 feet of the South 20 feet of the West Half of the Northeast Quarter of the Southeast Quarter of said Section 18.

FURTHER, GRANTOR hereby grants to GRANTEE a perpetual easement for ingress and egress, through and across that portion of GRANTOR'S adjacent property upon the existing roadway as necessary to allow Plaintiffs to access the well site on the subject property for the purpose of maintenance and repairs.

COPY

TO HAVE AND TO HOLD the premises, along with all improvements, tenements, hereditaments, and appurtenances thereto, unto GRANTEE and GRANTEE'S heirs and assigns forever.

SUBJECT TO GRANTOR'S reservation of an exclusive, unconditional life estate in the above described property for the duration of the life of RICHARD T. LUSTIG. Upon the death of RICHARD T. LUSTIG, all interest being transferred hereby shall revert to the GRANTEE.

In witness of the above, GRANTOR has set GRANTOR'S hand the day and year first written above.

RICHARD T. LUSTIG REVOCABLE LIVING TRUST

Richard T Lustig  
By: RICHARD T. LUSTIG, Trustee

Richard T Lustig  
RICHARD T. LUSTIG, individually

STATE OF IDAHO )  
 )ss  
COUNTY OF KOOTENAI )

On this 30<sup>th</sup> day of July, 2014, before me, a Notary Public in and for said State, personally appeared RICHARD T. LUSTIG, known or identified to me to be the Trustee of the RICHARD T. LUSTIG REVOCABLE LIVING TRUST that he executed the within instrument individually and on behalf of said Trust and acknowledged to me that he and the Trust executed the same.

Charlene Deamer  
NOTARY PUBLIC FOR IDAHO  
Commission Expires: 11-5-15  
Residing at: Lost Falls