



Pioneer Title Co.
GOING BEYOND

100 Wallace Avenue
Coeur D Alene, ID 83814

**ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT**

File No. 872449 JW/TB

RECEIVED

MAR 13 2025

IDWR / NORTH

JENNIFER LOCKE 2 P 2996006000
KOOTENAI COUNTY RECORDER
MRR 3/10/2025 11:42 AM
REQ OF PIONEER TITLE KOOTENAI
COUNTY

RECORDING FEE: \$15.00
Electronically Recorded

DD

QUITCLAIM DEED

For Value Received

Brooki K. Wilkerson and Scott A. Carter, Trustees, or their successors in trust, under the A.W. Carter living Trust, dated June 23 2008 and any amendments thereto, Grantor

do hereby convey, release, remise and forever quit claim unto

Brooki K. Wilkerson, Trustee of the Wilkerson Living Trust dated March 6, 2003, and Scott A. Carter, a single man, Grantee

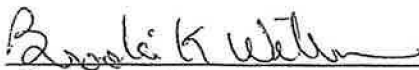
whose address is 4254 N. Alderbrook Dr., Coeur d'Alene, ID 83815

the following described premises, to-wit:

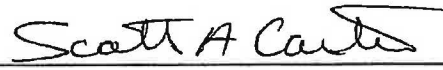
See Exhibit A attached hereto and made a part hereof.

together with their appurtenances.

Dated: 03/06/2025



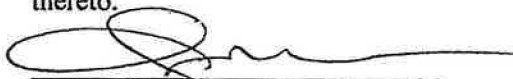
Brooki K. Wilkerson, Trustee



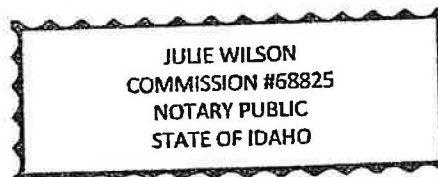
Scott A. Carter, Trustee

State of Idaho, County of Kootenai

This record was acknowledged before me on March 7, 2025 by Brooki K. Wilkerson and Scott A. Carter, as Trustees of the A.W. Carter living Trust, dated June 23 2008 and any amendments thereto.



Signature of notary public
Commission Expires: 11/9/28



JULIE WILSON
Residing in: Coeur d'Alene, ID
Commission Expires: 11/09/2028

EXHIBIT A

An undivided one-half interest in and to Parcel No. 1:

A tract of land in Section 34, Township 50 North, Range 4 West, B.M., Kootenai County, State of Idaho, more particularly described as follows:

Beginning at a point which is the Northwest Corner of Section 34, Township 50 North, Range 4 West, B.M., Kootenai County, State of Idaho; thence due East a distance of 825.0 feet to a point; thence due South a distance of 2,650.6 feet to a point on the North right-of-way line of a county road; thence due West along said right-of-way line a distance of 825.0 feet to a point; thence due North along the West section line of Section 34 a distance of 2,629.4 feet to the point of beginning.

Full interest in and to Parcel No. 2:

A tract of land located in the Northwest quarter of Section 34, Township 50 North, Range 4 West, B.M., Kootenai County, State of Idaho, more particularly described as follows:

COMMENCING at a point located on the North right-of-way line of a County road 650.0 feet East of the West one quarter corner of Section 34, Township 50 North, Range 4 West, B.M., Kootenai County, State of Idaho; thence due North a distance of 396.0 feet to a point; thence due East a distance of 175.0 feet to a point; thence due South a distance of 396.0 feet to a point on the North right-of-way line of a county road; thence due West along said County road right-of-way line a distance of 175.0 feet to the point of beginning.

RESIDENTIAL PURCHASE AND SALE AGREEMENT
(THIS BINDING CONTRACT CONTROLS TERMS OF SALE – READ CAREFULLY BEFORE SIGNING)

Kootenai County, Idaho, February 24, 2025

The Buyer (s) Monastery of Jesus Mary & Joseph in Post Falls Idaho Inc.
and assigns, agree to purchase and the undersigned Seller (s) agree to sell the real estate
commonly known as, 3069 W. Presley Rd., Coeur d'Alene, ID, 83814
Idaho. Legal description is: _____

See attached Exhibit A, also shown as
exhibit B

Total purchase price is _____

Payable as follows: _____

purchase price not applicable
to water rights

Earnest Money Deposit in the amount of \$ Ø shall be paid to NA
_____ agreed to and held to closing. Deposit less agreed to adjustments shall be paid to
Seller (s). "Closing" means the date on which the Deed and if applicable, the Deed of
Trust are filed by trustee, Title Insurance, Note and Request for Reconveyance are
available to escrow and Sale Proceeds are available to Seller (s).

Prior Sale or Loan Balance, [] is, [X] is not, applicable. Buyer (s) acquire property []
subject to, [] assumes, existing debt of \$ _____.

Purchase [] is, [X] is not, conditioned on Buyer (s) obtaining a _____
loan. If so, this agreement is null and void unless on or before _____,
20____. Buyer (s) obtain _____ Lenders approval for a loan of not less than
\$ _____, payable over not less than _____ years, (if FHA or VA
loan, provisions on reverse side hereof are part of this agreement.) Buyer (s) agrees to
pay for any credit report or appraisal fee.

This Agreement [] is, [X] is not, conditioned on sale of Buyer (s) present home or
_____ on or before
_____, 20____.

Title to the property is to be free of all encumbrances or defects, except closing pro-
rations, items listed below, exceptions on the reverse side hereof that are a part of this
agreement and except for _____.

Utilities: Seller (s) warrants property is connected to [] public water system, [] well, [] public sewer system, ☒ septic tank, [] none of the foregoing. (If well or septic tank are checked, provisions on reverse side hereof are part of agreement.)

Closing costs and pro-rations: Buyer (s) and Seller (s) shall each pay one half of escrow fees (If VA financed, seller pays). Taxes for current year, insurance, rents, interest, mortgage reserves, water, and other utilities constituting liens, shall be pro-rated as closing. Buyer (s) agree to pay for remaining oil in fuel tanks, if any.

Seller To Pay owners Title Insurance

Buyer (s) shall be entitled to possession, ☒ on closing, or [] on closing to be 2 weeks From Contract date

Agreement contains the following additional terms and conditions: Revolving

Idaho Dept. of Water Rights 12284 and 12283, Buyers have been Told
Property now on premises excluded from sale: _____

Personal property items included in the sale: _____

THE REVERSE SIDE OF THIS FORM, IF ANY, contains provisions that constitute a part of this agreement. Each of the parties acknowledge reading this agreement in full.

Norma Q. Hugert, PRESIDENT
Buyer

Brenda K. Wilson
Seller

Buyer

Scott A. Carter
Seller

Ph #: 208-780-2189

Ph #: 208 840-1777
509-475-6153

→ of small water leak in basement.

ADDENDUM TO RESIDENTIAL PURCHASE AND SALE AGREEMENT

This Addendum (the "**Addendum**") is made as an addendum to that certain Real Estate Purchase and Sale Agreement (the "**Agreement**"), entered contemporaneously herewith, on this 24 day of February 2025.

The parties to this Addendum and the Agreement are Brooki K. Wilkerson, trustee of the Wilkerson Living Trust and Scott A. Carter (the "**Seller**") and the Monastery of Jesus, Mary And Joseph In Post Falls Idaho, Inc., an Idaho non-profit corporation (the "**Buyer**").

Seller shall sell, convey, and transfer fee simple interest to the Properties to Buyers by **Warranty Deed**.

The transaction shall be escrowed and closed by Pioneer Title Company of Kootenai County, located at 100 E Wallace Avenue, Coeur d'Alene, ID 83814, in Kootenai County. Seller shall order a preliminary title commitment for this transaction from Pioneer Title Company of Kootenai County and shall pay for the title insurance policy.

Buyer's performance of this Agreement and Addendum is conditioned upon Buyer's satisfaction with status of title as demonstrated by the preliminary title commitment.

SELLER:

Trustee of the Wilkerson Living Trust

Brooki K. Wilkerson

by: Brooki K. Wilkerson
Its: Trustee

2-24-25

Date

Scott A. Carter

by: _____

Feb. 24, 2025

Date

BUYER:

Monastery of Jesus, Mary And Joseph In Post Falls Idaho, Inc.,
an Idaho non-profit corporation

Veronica De Hiebert

by: Veronica Hiebert
Its: President

2-24-2025

Date



Advanced Technology Surveying & Engineering

EXHIBIT B **LEGAL DESCRIPTION** **PARCEL 2**

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 50 NORTH, RANGE 04 WEST OF THE BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34 AS MARKED BY A 2.5" A.C. MONUMENT PER CP&F INSTRUMENT NUMBER 1570431, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION AS MARKED BY A 2.5" A.C. MONUMENT PER CP&F INSTRUMENT NUMBER 2325401000 BEARS SOUTH 00°14'00" EAST, 2653.12 FEET; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER, NORTH 89°58'53" EAST, 825.00 FEET TO A 5/8" REBAR & CAP "PLS 6374" MARKING THE NORTHEAST CORNER OF "PARCEL NO. 1" OF WARRANTY DEED INSTRUMENT NUMBER 2884398000, KOOTENAI COUNTY RECORDS; THENCE ALONG THE EAST BOUNDARY OF SAID DEED, SOUTH 00°14'01" EAST, 2269.20 FEET TO THE TRUE **POINT-OF-BEGINNING** OF THIS DESCRIBED PARCEL;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 00°14'01" EAST, 363.00 FEET TO A 5/8" REBAR & CAP "PLS 6374" MARKING THE NORTHERLY COUNTY ROAD RIGHT-OF-WAY LINE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°44'08" WEST, 192.01 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°14'01" WEST, 365.19 FEET;

THENCE, SOUTH 89°05'00" EAST, 192.04 FEET RETURNING TO THE POINT-OF-BEGINNING.

SAID DESCRIBED PARCEL CONTAINING 1.61 ACRES, MORE OR LESS;

TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW;

