

741481

QUITCLAIM DEED PN

THIS INDENTURE, made this 12th day of ^{November} ~~August~~, 2007, between Thomas L. Nelson and Sheila A. Nelson, husband and wife, of 2670 Mossy Oak Drive, Danville, California 94506, parties of the first part, and Thomas L. Nelson and Sheila A. Nelson, Trustees, or their successors in trust, under the NELSON LIVING TRUST, dated June 8, 2007, and any amendments thereto, of 2670 Mossy Oak Drive, Danville, California 94506, party of the second part.

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of \$1.00 and other valuable consideration, lawful money of the United States of America, to me in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever QUITCLAIM unto said party of the second part, and to its heirs and assigns, forever, all the following described real estate, situated in Bonner County, State of Idaho, to-wit:

Lot 9 in Block 2 of the FIRST ADDITION TO PONDER POINT, according to the plat thereof, recorded in Book 2 of Plats, Page 67, records of Bonner County, Idaho.

EXCEPTING THEREFROM:

A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN-DESCRIBED PROPERTY, AND INCIDENTAL PURPOSES, UPON THE TERMS AND PROVISIONS THEREIN SET FORTH AS CONVEYED TO THE UNITED STATE OF AMERICA, BY WARRANTY EASEMENT RECORDED JULY 31, 1952, IN BOOK 18 OF MISCELLANEOUS, PAGE 480, RECORDS OF BONNER COUNTY, IDAHO.

A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN-DESCRIBED PROPERTY, AND INCIDENTAL PURPOSES, UPON THE TERMS AND PROVISIONS THEREIN SET FORTH AS CONVEYED TO THE UNITED STATES OF AMERICA, BY WARRANTY EASEMENT RECORDED DECEMBER 9, 1959, IN BOOK 26 OF MISCELLANEOUS, PAGE 379, RECORDS OF BONNER COUNTY, IDAHO.

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (a) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (b) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS:

RECORDED: MARCH 15, 1965

BOOK/PAGE: 115 OF DEEDS/PAGE 590

RECORDED APRIL 17, 1986
INSTRUMENT NO.: 317431

ANY CLAIMS ARISING OUT OF THE DIFFERENCE BETWEEN THE MEAN HIGH WATER LINE AND THE MEANDER LINE OF LAKE PEND OREILLE.

TO HAVE AND TO HOLD, all singular, the said premises, together with the appurtenances, unto the said party of the second part, and to its heirs and assigns forever.

Thomas L. Nelson

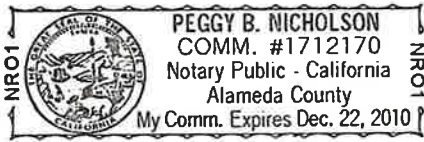
Sheila A. Nelson

County of Alameda) ss
November

QUITCLAIM DEED

instrument and acknowledged to me they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



(SEAL)



Notary Public
Residing at:
My Commission Expires: Dec. 22, 2010


FILED BY
2007 NOV 23 P 3:11
MARIE SCOTT
BONNER COUNTY RECORDER
 DEPUTY