



# WARRANTY DEED

For Value Received WILMA READER, also shown of record as WILMA PAGE, as her separate property

The grantor(s), do(es) hereby grant, bargain, sell and convey unto WILLIAM T. NORDEEN and ELMA L. NORDEEN, husband and wife and CLARENCE I. DAVIS and LOIS I. DAVIS, husband and wife

the grantee(s), whose current address is P. O. BOX 305, SAGLE, ID 83860

the following described premises, in Bonner

County Idaho, to-wit:

See Exhibit A Attached hereto and made a part hereof.

Assessor's Parcel No:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances except specific matters of record as shown above,

and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: March 30th, 1995

X Wilma Reader  
WILMA READER

STATE OF Idaho )  
COUNTY OF Bonner ) SS.

On this 30th day of March, 19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Wilma Reader

known or identified to me to be the person(s) whose names is/are subscribed to the within instrument and acknowledged to me that he executed the same.

[Signature]  
Notary Public in and for said County and State

Residing at [Signature]  
Commission Exp. 3-1-99

## RECORDING DATA:

Pageprint Title Insurance  
95 MAR 31 PM 10 49  
MADE 10011  
RECORDER OF BONNER  
COUNTY BY [Signature] DEF.

EXHIBIT "A"

IN THE STATE OF IDAHO, COUNTY OF BONNER

PARCEL 1

The Southwest quarter of the Northwest quarter of Section 9, Township 54 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

PARCEL 2

An easement 60 feet in width for ingress, egress and utilities over, across and along the existing roadway from said Southwest quarter of the Northwest quarter Northerly over the East half of the Northwest quarter of the Northwest quarter and the West half of the Northeast quarter of the Northwest quarter in Section 9, Township 54 North, Range 2 West to the West side of a creek;

thence Northeasterly across said creek in the Northwest corner of the said Northeast quarter of the Northwest quarter of Section 9, Township 54 North, Range 2 West;

thence Northerly to the County Road over that part of the West half of the Southeast quarter of the Southwest quarter of Section 4, Township 54 North, Range 2 West, lying South of the County Road.

Said easement is for the benefit of the Southwest quarter of the Northwest quarter of Section 9, Township 54 North, Range 2 West, and any subdivision thereof.

SUBJECT TO:

GENERAL TAXES FOR THE YEAR 1995.

LEASE AND THE TERMS AND CONDITIONS THEREOF:

LESSOR:	WILMA READER
LESSEE:	DENNIS D. CLARK
TERM:	JANUARY 1, 1985 TO DECEMBER 31, 1998
DATED/RECORDED:	JANUARY 1, 1985/APRIL 17, 1986
INSTRUMENT NO.:	317449