

AFTER RECORDING MAIL TO:

THE GRANTEE



INSTRUMENT NO. 25188A

568248
WARRANTY DEED

For Value Received AL CZAP and KELLY CZAP, Husband and Wife, the grantor(s), do(es) hereby grant, bargain, sell and convey unto LAKE PEND OREILLE SCHOOL DISTRICT #84, the grantee(s) whose current address is 1123 Lake Street Suite 2, Sandpoint, Idaho, the following described premises, in Bonner County Idaho, to wit:

See Exhibit "A" attached hereto for a complete legal description.

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 those matters shown on the Exceptions Exhibit attached hereto and made a part hereof, and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: August 11, 2000


AL CZAP


KELLY CZAP

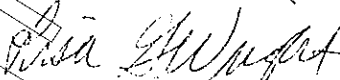
STATE OF IDAHO

COUNTY OF BONNER

} SS

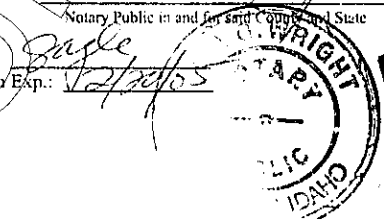
On this 11th day of AUGUST, 2000, before me, the undersigned, a Notary Public in and for the said State, personally appeared AL CZAP and KELLY CZAP known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public in and for said County and State

Residing at: Boise

Commission Exp.: 12/31/05



RECORDING DATA:

SANDPOINT TITLE INSURANCE
FILED BY
2000 AUG 11 P 1:09
MARIE SCOTT
BONNER COUNTY RE REC
PS
CITY

EXCEPTIONS EXHIBIT

SUBJECT TO:

GENERAL TAXES FOR THE YEAR 2000.

ASSESSMENTS FOR THE CITY OF PONDERAY, IF ANY.

ASSESSMENTS FOR KOOTENAI-PONDERAY WATER AND SEWER DISTRICT, IF ANY.

EASEMENT DISCLOSED BY INSTRUMENT AND CONDITIONS CONTAINED THEREIN:

IN FAVOR OF: CHARLES A. FINNEY AND JUDITH SHARON FINNEY, HUSBAND AND WIFE; MICHAEL R. ULRICK AND DIANNA L. ULRICK, AND LEROY W. SMITH AND DORIS F. SMITH
FOR: ROAD RIGHT OF WAY
AFFECTS: PARCEL 1
DISCLOSED BY: WARRANTY DEED
RECORDED: FEBRUARY 22, 1979
INSTRUMENT NO.: 211137

EASEMENT AND CONDITIONS CONTAINED THEREIN:

RECORDED: APRIL 9, 1990
INSTRUMENT NO: 373742
IN FAVOR OF: HUGH S. FERGUSON AND JANE A. FERGUSON, HUSBAND AND WIFE
FOR: 60 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES
AFFECTS: PARCEL 1

EASEMENT AND CONDITIONS CONTAINED THEREIN:

RECORDED: JUNE 29, 1990
INSTRUMENT NO: 377192
IN FAVOR OF: HUGH S. FERGUSON AND JANE A. FERGUSON, HUSBAND AND WIFE
FOR: 101.29 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES
AFFECTS: PARCEL 1

EXHIBIT "A"

PARCEL 1:

A tract of land in the Southeast quarter of the Northwest quarter of Section 11, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more specifically described as follows:

From the North quarter corner of said Section 11:

- thence South 89 degrees 37'22" West a distance of 974.12 feet along the North line of said Section 11;
- thence South 00 degrees 28'02" East along the centerline of the existing access road a distance of 1773.84 feet to the true point of beginning;
- thence continuing along said centerline a distance of 202.75 feet along a curve to the right, whose radius is 300.00 feet and whose chord bears South 18 degrees 53'42" West a distance of 198.92 feet;
- thence South 38 degrees 15'22" West a distance of 101.29 feet;
- thence leaving said centerline South 51 degrees 44'38" East a distance of 450.90 feet to the Northerly right of way line of the Union Pacific Railroad;
- thence North 37 degrees 59'21" East along said right of way line a distance of 187.93 feet;
- thence leaving said right of way line North 00 degrees 06'35" West a distance of 371.79 feet;
- thence North 85 degrees 00'15" West a distance of 313.09 feet to the Easterly right of way line of said access road;
- thence South 89 degrees 31'58" West a distance of 30.0 feet to the true point of beginning;

EXCEPTING THEREFROM the following described property:

A tract of land in the Southeast quarter of the Northwest quarter of Section 11, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more specifically described as follows:

Commencing at the North quarter corner of said Section 11:

- thence South 89 degrees 37'22" West a distance of 974.12 feet along the North line of said Section 11;
- thence leaving said North line South 00 degrees 28'02" East along the centerline of the existing access road a distance of 1773.84 feet;
- thence continuing along said centerline 202.75 feet along a curve to the right, whose radius is 300.00 feet, and whose chord bears South 18 degrees 53'42" West a distance of 198.92 feet;
- thence continuing along said centerline, South 38 degrees 15'22" West a distance of 101.29 feet;
- thence leaving said centerline South 51 degrees 44'38" East a distance of 287.21 feet to a point, said point being the true point of beginning;
- thence South 51 degrees 44'38" East a distance of 163.69 feet to the Northerly right of way line of the Union Pacific Railroad;
- thence along said right of way line, North 37 degrees 59'21" East a distance of 187.93 feet;

thence leaving said right of way line, North 00 degrees 06'35" West a distance of 92.00 feet;

thence South 89 degrees 53'25" West, a distance of 244.30 feet;

thence South 00 degrees 06'35" East a distance of 138.29 feet to the true point of beginning.

TOGETHER WITH a 60.0 foot road right of way, 30.0 feet on each side of the following described centerline:

Beginning at a point on the Southerly right of way line of the existing county road, known as the Kootenai Cut-Off Road, which point is South 89 degrees 37'22" West a distance of 974.12 feet and South 00 degrees 28'02" East a distance of 30.0 feet from the North quarter corner of said Section 11;

thence South 00 degrees 28'02" East along said centerline a distance of 1743.84 feet;

thence a distance of 202.75 feet along a curve to the right whose radius is 300.00 feet and whose chord bears South 18 degrees 53'42" West a distance of 198.91 feet;

thence South 38 degrees 15'22" West a distance of 101.29 feet;

thence a distance of 235.17 feet along a curve to the right whose radius is 282.63 feet and whose chord bears South 63 degrees 55'07" West a distance of 244.79 feet;

thence South 89 degrees 34'51" West a distance of 1247.04 feet, more or less, to the Easterly right of way line of U.S. Highway No. 95 and 2.

PARCEL 2:

A tract of land in the Southeast quarter of the Northwest quarter of Section 11, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more specifically described as follows:

Commencing at the North quarter corner of said Section 11:

thence South 89 degrees 37'22" West a distance of 974.12 feet along the North line of said Section 11;

thence leaving said North line South 00 degrees 28'02" East along the centerline of the existing access road a distance of 1773.84 feet;

thence continuing along said centerline 202.75 feet along a curve to the right, whose radius is 300.00 feet, and whose chord bears South 18 degrees 53'42" West a distance of 198.92 feet;

thence continuing along said centerline, South 38 degrees 15'22" West a distance of 101.29 feet;

thence leaving said centerline South 51 degrees 44'38" East a distance of 287.21 feet to a point, said point being the true point of beginning;

thence South 51 degrees 44'38" East a distance of 163.69 feet to the Northerly right of way line of the Union Pacific Railroad;

thence along said right of way line, North 37 degrees 59'21" East a distance of 187.93 feet;

thence leaving said right of way line, North 00 degrees 06'35" West a distance of 92.00 feet;