



Instrument # 990821
Bonner County, Sandpoint, Idaho
08/31/2021 01:20:36 PM No. of Pages: 3
Recorded for: TITLEONE - SANDPOINT
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy cbrannon
Index to: WARRANTY DEED

Order Number: 21411531

Warranty Deed

For value received,

Debra McCulla, an unmarried person, also shown of record as Debbie Y. McCulla and Debbie McCulla

the grantor, does hereby grant, bargain, sell, and convey unto

Idaho Land LLC, an Idaho limited liability company

whose current address is 18599 N. Elk Run Ln. Rathdrum, ID 83858

the grantee, the following described premises, in Bonner County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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Dated: August 27, 2021

Debra McCulla
Debra McCulla

State of Idaho, County of Kootenai, ss.

On this 30th day of August in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Debra McCulla, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same.

[Signature]

Notary Public

Residing In:

My Commission Expires:

(seal)

Coeur d'Alene, Id
6-19-24

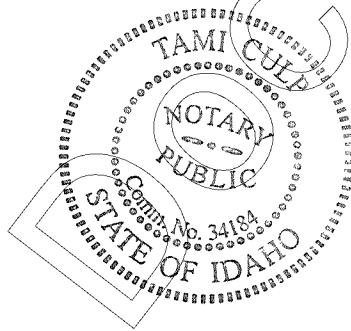


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

That part of the Northeast Quarter of Section 24, Township 54 North, Range 5 West, Boise Meridian, Bonner County, Idaho, lying South of the County road.

Unofficial Document