



Instrument # 1020001
Bonner County, Sandpoint, Idaho
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Recorded for: TITLEONE - NORTH IDAHO
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy cbrannon
Index to: QUIT CLAIM DEED

File # 23474631

Quitclaim Deed

For value received, Teira J. Bruner and Bobby C. Herrera-Bruner, wife and husband also shown of record as Teira J. Bruner and Bobby C. Herrera-Bruner, husband and wife, who acquired title as Teira J. Youngdell, also shown of record as Teira Jean Youngdell, a single woman and Bobby C. Herrera-Bruner, also shown of record as Bobby Cruz Herrera-Bruner, a single man,

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

Teira J. Bruner and Bobby C. Herrera-Bruner, wife and husband

whose current address is PO Box 622, Cocolalla, ID 83813

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page left intentionally blank.



TitleOne
a title & escrow co.

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

Date: 05/12/2023

Teira J. Bruner
Teira J. Bruner

Bobby C. Herrera-Bruner
Bobby C. Herrera-Bruner

State of Idaho, County of Kootenai, ss.

On this 12th day of May in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Teira J. Bruner and Bobby C. Herrera-Bruner known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

SK, Notary Public

Residing at: Coeur d'Alene
My Commission Expires: 01-29-2027
(seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

A parcel of land lying in a portion of the Southeast Quarter of Section 13, Township 55 North, Range 3 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the East Quarter corner of said Section 13;

Thence North $89^{\circ}31'23''$ West (North $89^{\circ}48'37''$ West, record) along the East-west centerline of said Section 13, a distance of 658.96 feet (658.64 feet, record) to a found 1/2 inch rebar monumenting the Northwest corner of a parcel of land as shown in that certain record of survey, filed as Instrument No. 270248, records of Bonner County, Idaho, being the Point of Beginning;

thence continuing North $89^{\circ}31'23''$ West, along said East-West centerline of Section 13, a distance of 1014.19 feet;

thence leaving said East-West centerline of Section 13, South $00^{\circ}41'27''$ East, 1155.23 feet, to a point on the existing Northeasterly right of way line of a county road;

thence Southeasterly along said existing Northeasterly right of way line, the following three described courses:

1) Along a 225.00 foot radius curve (the long chord of which bears South $79^{\circ}36'21''$ East, 89.44 feet) an arc distance of 90.04 feet;

2) South $68^{\circ}08'29''$ East, 211.46 feet;

3) Along a 725.00 foot radius curve right (the long chord of which bears South $62^{\circ}43'59''$ East, 94.99 feet) an arc distance of 95.19 feet;

thence leaving said existing Northeasterly right of way line, North $00^{\circ}00'00''$ West, 629.68 feet;

thence South $89^{\circ}31'30''$ East, 630.02 feet to a found 1/2 inch rebar monumenting the Southwest corner of said parcel;

thence North $00^{\circ}08'08''$ East, (North $00^{\circ}08'17''$ East, record) along the West line of said parcel, 660.63 feet (659.98 record) to the Point of Beginning.