

DIVISION 01

Parcel Information

Instrument # 1008501
Bonner County, Sandpoint, Idaho
07/15/2022 04:15:38 PM No. of Pages: 3
Recorded for: GORE & GREWE, PS
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy cbrannon
Index to: WARRANTY DEED

WARRANTY DEED

FOR VALUE RECEIVED, **LT. Partnership, Ltd.**, a Texas limited partnership, hereinafter called "Grantor," does hereby grant, bargain, sell and convey unto, **Millie's 40 BrenBurk, LLC**, an Idaho limited liability company, hereinafter called "Grantee," whose address is:

2450 Fondren, Suite 210, Houston, Texas 77063

the following described premises, County of Bonner, State of Idaho

See attached Exhibit "A" which is made a part hereof

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 it is the owner in fee simple of said premises; that it is free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee; current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that it will warrant and defend the same from all lawful claims whatsoever.

DATED: July 15, 2022

L.T. PARTNERSHIP, LTD.
a Texas limited partnership

By: L.T. MANAGEMENT, INC.
a Nevada corporation, its general partner

By: 
Al P. Brende, President

ACKNOWLEDGMENT

THE STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 15 day of JULY, 2022 by Al P. Brende, President of L.T. Management, Inc., a Nevada corporation, the general partner of and on behalf of L.T. Partnership, Ltd., a Texas limited partnership.

Melanie Mangel
NOTARY PUBLIC, STATE OF TEXAS

STAMP NAME AND DATE OF
EXPIRATION OF COMMISSION

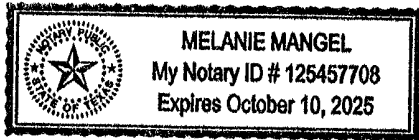


Exhibit "A" Legal Description

A tract of land located in Section 25, Township 60 North, Range 5 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at a 1/2" pipe on the Northeasterly right-of-way line of State Highway No. 57, said point being North 89°32'37" West, along the Northerly line of the NW1/4SE1/4SW1/4, 260 feet, more or less, and North 41°28' West along said Northeasterly right-of-way line 190 feet, more or less, all from the Northeast corner of said NW1/4SE1/4SW1/4; thence North 45°22'24" East, 404.00 feet; thence North 44°37'36" West, 21.13 feet; thence North 0°57'10" West, 2877.52 feet; thence North 89°04'35" West 80.15 feet, more or less, to a point on the Southeasterly right-of-way line of Luby Bay Road; thence Southwesterly, along said Southeasterly right-of-way line of Luby Bay Road to its intersection with the West line of the NE1/4NW1/4 of said Section 25; thence South 0°45' 27" East, along said West line of the NE1/4NW1/4, 332.89 feet to the Southwest corner of said NE1/4NW1/4; thence North 89°18'43" West, along the North line of the SW1/4 NW1/4, 326.87 feet to the Northwest corner of the East half of the East half of the SW1/4NW1/4; thence South 0°39'55" East along the West line of said E1/2E1/2SW1/4NW1/4, 1344.63 feet to the Southwest corner of said E1/2E1/2SW1/4NW1/4; thence continuing South 0°39'55" East 588.40 feet to its intersection with the Northerly right-of-way line of State highway No. 57; thence South 41°28' East, along said highway right-of-way line, 128.97 feet; thence North 48°32' East 328.67 feet; thence South 25°23'15" East 364.54 feet; thence South 48°32' West 227.70 feet to its intersection with said highway right-of-way line at an existing 3/4" pipe; thence South 41°28' East, along said Highway right-of-way line, 394.67 feet to the Point Of Beginning.

AND

Tax 61 - a strip of land described as follows: 20 feet in width along the East side of real property described above for a distance of approximately 2,877.52 feet, County of Bonner, State of Idaho.

LESS the Plat of Luby Lots as per the plat recorded in Book 14 of Plats, Page 11, official records of Bonner County, Idaho.

ALSO LESS the Plat of Landa Lots as per the plat recorded in Book 14 of Plats, Page 12, official records of Bonner County, Idaho.



TitleOne
605 N. Fifth Ave.
Sandpoint, ID 83864
(208) 263-2222

SCHEDULE A

1. **Effective Date: December 22, 2023 at 07:30 AM**
2. **Policy or Policies to be issued:**

Preliminary Research Report Report Amount: \$200.00
3. **The estate or interest in the land described or referred to in this Report and covered herein is:**
Fee Simple
4. **Title to the estate or interest in said land is at the effective date hereof vested in:**
Millie's 40 BrenBurk, LLC, an Idaho limited liability company
5. **The land referred to in this Report is described as follows:**
See Attached Schedule C

DISCLAIMER

The information provided in this report is for informational purposes only. This report contains information about real property and interests in real property. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder and the company is not responsible beyond the amount paid for any errors and omissions contained herein. This report in no way creates any obligation by TitleOne or its underwriters to insure any party now or in the future. Any insurance will be separate from this report and subject to usual and customary underwriting standards.

SCHEDULE B-I
Requirements

The following are to be complied with:

1. NOTE: According to the available records, the purported address of the land referenced herein is:

NNA Regents Square Drive, Priest River, ID 83856

SCHEDULE B-II
Exceptions From Coverage

Note: This is a Preliminary Research Report and not a title insurance policy. If it were a policy, it would have the following Exceptions unless they are taken care of to our satisfaction. If the Company's requirements are satisfied, Exceptions 1 through 7 would be removed on Enhanced/Extended coverage policies.

Exceptions:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
8. Taxes, including any assessments collected therewith, for the year 2024 which are a lien not yet due and payable.

Taxes for the year 2023 are paid in full.

Parcel Number: RP 60N05W252802 A

Original Amount: \$1,727.20

[NOTE: To view copy of said DOCUMENT\(S\), click here.](#)

NOTE: New Parcel number for the year 2024.

Parcel Number: RP 60N05W252803 A

Taxes for the year 2023 are paid in full.

Parcel Number: RP 60N05W255425 A

Original Amount: \$1,017.30

[NOTE: To view copy of said DOCUMENT\(S\), click here.](#)

NOTE: New Parcel number for the year 2024.

Parcel Number: RP 60N05W255426 A

9. Liens, levies, and assessments of the Outlet Bay Sewer District.

10. Liens, levies, and assessments of the Millie's Public Water System.

11. Easements, reservations, restrictions, and dedications as shown on the official plat of Landa Lots.
(Being shown as an exception for the location of monuments only)

[NOTE: To view copy of said DOCUMENT\(S\), click here.](#)

12. Easements, reservations, restrictions, and dedications as shown on the official plat of Luby Lots.
(Being shown as an exception for the location of monuments only)

[NOTE: To view copy of said DOCUMENT\(S\), click here.](#)

13. All matters, and any rights, easements, interests or claims as disclosed by a Record of Survey recorded November 2, 2020 as Instrument No. 969121, records of Bonner County, Idaho.

[NOTE: To view copy of said DOCUMENT\(S\), click here.](#)

14. All matters, and any rights, easements, interests or claims as disclosed by a Record of Survey recorded November 2, 2020 as Instrument No. 969122, records of Bonner County, Idaho.

[NOTE: To view copy of said DOCUMENT\(S\), click here.](#)

15. Terms, provisions, easements, obligations and conditions contained in a/an Shared Access / Parking Agreement.

Recorded: January 17, 2023

Instrument No.: 1015957, records of Bonner County, Idaho.

[NOTE: To view copy of said DOCUMENT\(S\), click here.](#)

16. Easements, reservations, restrictions, and dedications as shown on the official plat of Millie's Development.

[NOTE: To view copy of said DOCUMENT\(S\), click here.](#)

17. Terms and conditions contained in a/an Bonner County Planning Department Modification of a Conditional Use Permit - File MOD0005-22 Assessor's Parcel Number RP60N05W255425A.

Recorded: April 6, 2023

Instrument No.: 1018676, records of Bonner County, Idaho.

[NOTE: To view copy of said DOCUMENT\(S\), click here.](#)

(End of Exceptions)

SCHEDULE C

Legal Description:

A TRACT OF LAND LOCATED IN SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 25 AND 26, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., THENCE N89°27'30"E, 495.58 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 57; THENCE S89°40'20"E ALONG THE NORTH LINE OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED AS INSTRUMENT NO. 954025, BONNER COUNTY RECORDS, AND DEPICTED ON THE RECORD OF SURVEY FILED AS INSTRUMENT NO. 969121, 491.35 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DEPICTED ON RECORD OF SURVEY 969121, BEING MARKED WITH A 3/4" REBAR WITH ALUMINUM CAP MARKED "PLS 775", SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°36'12"W, 1342.98 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, BEING MARKED WITH A 3/4" REBAR WITH ALUMINUM CAP MARKED "PLS 775"; THENCE S89°15'01"E ALONG THE NORTH LINE THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, 326.84 FEET TO THE NORTHWEST 1/16 CORNER OF SECTION 25; THENCE N00°41'22"W ALONG THE WEST 1/16 LINE OF SECTION 25, 338.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LUBY BAY ROAD; THENCE N75°55'17"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LUBY BAY ROAD, 61.68 FEET; THENCE S00°41'22"E ALONG A LINE WHICH IS PARALLEL TO AND 60' PERPENDICULAR DISTANCE FROM THE WEST 1/16 LINE OF SECTION 25, SAID LINE BEING THE WEST LINE OF LOT 1 OF LUBY LOTS AS DEPICTED ON THE MAP FILED AS INSTRUMENT NO. 939027, BONNER COUNTY RECORDS, 397.88 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF LUBY LOTS; THENCE ALONG THE SOUTHERLY LINE OF LUBY LOTS THE FOLLOWING FIVE (5) COURSES:

1) N77°31'31"E, 75.33 FEET, 2) S82°08'40"E, 99.40 FEET, 3) N49°44'09"E, 91.26 FEET, 4) N72°51'38"E, 66.35 FEET AND 5) N26°50'02"E, 308.42 FEET TO THE WEST LINE OF THE UNPLATTED REMAINDER OF PRIEST LAKE GOLF CLUB ESTATES, 2ND ADDITION, PHASE IV, FILED AS INSTRUMENT NO. 648929, BONNER COUNTY RECORDS;

THENCE S00°54'40"E ALONG THE WEST LINE OF PORTIONS OF THE UNPLATTED REMAINDER AND OF BLOCK 13 OF PRIEST LAKE GOLF CLUB ESTATES, 2ND ADDITION, PHASE IV, 2596.48 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LOT 1 OF THE MAP OF LANDA LOTS, FILED AS INSTRUMENT NO. 939028, BONNER COUNTY RECORDS, BEING N44°50'16"W, 21.06 FEET FROM THE MOST EASTERLY CORNER OF LOT 2 OF LANDA LOTS; THENCE N44°50'16"W ALONG THE NORTHEASTERLY LINE OF LANDA LOTS, 352.12 FEET; THENCE S48°31'27"W ALONG THE NORTHWESTERLY LINE OF LANDA LOTS, 153.10 FEET TO THE MOST EASTERLY CORNER OF CAPTAIN'S QUARTERS SUBDIVISION. FILED AS INSTRUMENT NO. 569004; THENCE N25°22'37"W ALONG THE NORTHEASTERLY LINE OF CAPTAIN'S QUARTERS, 364.70 FEET; THENCE S48°29'53"W ALONG THE NORTHWESTERLY LINE OF CAPTAIN'S QUARTERS 323.71 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 57; THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY IN A GENERALLY NORTHWESTERLY DIRECTION, THE FOLLOWING FOUR (4) COURSES:

1) S48°29'53"W, 4.99 FEET, 2) N41°27'54"W, 129.19 FEET, 3) N00°45'53"W, 9.58 FEET TO THE SOUTHEASTERLY CORNER OF THE PARCEL DEPICTED ON THE RECORD OF SURVEY FILED AS INSTRUMENT NO. 969121, BONNER COUNTY RECORDS, AND 4) N41°24'02"W, 127.52 FEET;

THENCE N46°45'09"E, 423.84 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT FOR WHICH BEARS N52°57'24"E, 288.00 FEET, THROUGH A CENTRAL ANGLE OF 16°36'26" FOR AN ARC DISTANCE OF 83.48 FEET (CHORD: N28°44'23"W, 83.19 FEET); THENCE S69°31'13"W, 27.01 FEET; THENCE N89°27'29"W, 165.21 FEET; THENCE N00°45'53"W, 127.71 FEET TO THE POINT OF BEGINNING.