

475247

WARRANTY DEED

For Value Received, WILLIAM JOSEPH DOWNING, JR. AND SHARON LEE DOWNING, TRUSTEES OF WILLIAM AND SHARON DOWNING REVOCABLE INTER VIVOS TRUST, Grantors, of 6181 Highway 2, Sandpoint, Idaho 83864, do hereby grant, bargain, sell and convey unto NORTH IDAHO LEARNING CENTER, INC., an Idaho non-profit corporation, the Grantee, whose current address is 3655 Pine Street Loop, Sandpoint, Idaho 83864, the following described premises, in Bonner County, Idaho, to-wit:

The North 10 feet of the North Half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter and the South Half of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 20, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

LESS the North 20 feet of said South Half of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter and;

LESS the Pine Street Loop County Road right of way therein.

TOGETHER with all improvements thereon and appurtenances thereto.

SPECIAL EXCEPTIONS:

General taxes for the year 1995, a lien in the process of assessment, not yet due or payable.

That 100 foot wide pipeline easement in Pacific Gas Transmission Company under that Right of Way Agreement, recorded in Book 26 of Miscellaneous, page 489, Tenant's Consent to pipeline right of way, recorded in Book 26 of Miscellaneous, page 491, Ratification of Pipeline Right of Way

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Agreement, recorded in Book 26 of Miscellaneous, page 439, Ratification of Pipeline Right of Way Agreement, recorded in Book 26 of Miscellaneous, page 492, Exclusive Easement recorded in Book 31 of Miscellaneous, page 183, Notice of Location recorded in Book 29 of Miscellaneous, page 522, and Notice of Location Amending Description of Existing Right of Way recorded as Instrument No. 206971 in Book 75 of Miscellaneous, records of Bonner County, Idaho.

Power line easement granted to Pacific Power and Light Company, recorded June 6, 1969 as Instrument No. 122100. Affects: Subject property.

Power line easement granted to Pacific Power and Light Company, recorded July 1, 1976 as Instrument No. 176477. Affects: Subject property.

Reservations and/or exceptions contained in: Warranty Deed  
In favor of: Blake W. Howard  
Recorded: April 13, 1978  
Instr. No.: 174199  
Book/Page: 158 of Deeds/page 409

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances except specific matters of record and that they will warrant and defend the same from all lawful claims whatsoever.

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DATED this 1st day of November, 1995.

WILLIAM JOSEPH DOWNING, JR. AND SHARON LEE DOWNING, TRUSTEES OF WILLIAM AND SHARON DOWNING REVOCABLE INTER VIVOS TRUST

By: William Joseph Downing, Jr.  
WILLIAM JOSEPH DOWNING, JR., Trustee

By: Sharon Lee Downing  
SHARON LEE DOWNING, Trustee

STATE OF IDAHO )  
                          ) ss.  
County of Bonner )

On this 1st day of November, 1995, before me the undersigned, a Notary Public for Idaho, personally appeared WILLIAM JOSEPH DOWNING, JR. and SHARON LEE DOWNING, known to me to be the Trustees of William and Sharon Downing Revocable Inter Vivos Trust, and known 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 first above written.

Paul W. [Signature]  
NOTARY PUBLIC - STATE OF IDAHO  
RESIDING AT: Shoshone  
COMMISSION EXPIRES: 2-3-99

FILED BY [Signature]  
'95 NOV 1 10 2 30  
RECORDED  
COUNTY OF BONNER  
DEP.