

Instrument # 1035880
Bonner County, Sandpoint, Idaho
07/19/2024 01:40:18 PM No. of Pages: 6
Recorded for: GLAHE & ASSOCIATES
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED



THIS DEED IS FOR THE PURPOSE OF A BOUNDARY LINE ADJUSTMENT

QUITCLAIM DEED

FOR VALUE RECEIVED, the GRANTOR, **Lauria F. Cook**, as co-trustee, and **Richard J. Cook**, as successor co-trustee, of **The Ed and Lauria Cook Living Trust, UTA January 23, 2015**, also shown of record as Cook Trust, do hereby quitclaim, release and convey unto the GRANTEE, **Lauria F. Cook**, as co-trustee, and **Richard J. Cook**, as successor co-trustee, of **The Ed and Lauria Cook Living Trust, UTA January 23, 2015**, whose current address is 491476 Highway 95, Sandpoint, ID 83864, all of Grantors' right, title, and interest in the following described real property, situated in Bonner County, State of Idaho:

SEE ATTACHED EXHIBITS A, B AND C

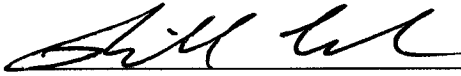
AND TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any after acquired right, title or interest in the above-described real estate.

TO HAVE AND TO HOLD the above-described real estate unto the said Grantee, their heirs, successors and assigns forever.

[Signature on following page]

DATED this 17th day of July, 2024.

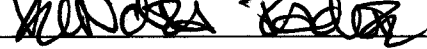
The Ed and Lauria Cook Living Trust, UTA January 23, 2015


Richard J. Cook, Successor Co-Trustee


Lauria F. Cook, Co-Trustee

STATE OF Idaho
COUNTY OF Bonner

This record was acknowledged before me on July 17th, 2024, by Lauria F. Cook as co-trustee, and Richard J. Cook as successor co-trustee of The Ed and Lauria Cook Living Trust, UTA January 23, 2015.

(Sign) 
(Stamp)

KENDRA RADER
Notary Public - State of Idaho
Commission Number 20231523
My Commission Expires 04-06-2029

EXHIBIT A



GLAHE & ASSOCIATES, Professional Land Surveyors

P.O. Box 1863
303 Church Street
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
Website: glahinc.com

**Cook
Parcel A
10.27 Ac.**

Bonner County, Idaho

Section 3, Township 59 North, Range 1 West, B.M.

A portion of the North 1/2 of Section 3, Township 59 North, Range 1 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

BEGINNING at the North 1/4 corner of said Section 3, monumented with a 4" diameter concrete post, from which, the Northeast corner of said Section 3, monumented with a 3 1/4" aluminum cap by PLS 6019, bears South 89°08'01" East, 2652.00 feet;

Thence along the north line of said Section 3, South 89°08'01" East, 417.17 feet to the westerly right-of-way line of U.S. Highway 95, monumented with a 5/8" rebar and cap by PLS 14879;

Thence leaving said north line and along said westerly right-of-way line, South 27°57'46" West, 952.28 feet to a 5/8" rebar and cap by PLS 14879;

Thence leaving said westerly right-of-way line, North 81°27'44" West, 410.52 feet to a 5/8" rebar and cap by PLS 14879;

Thence North 33°27'07" East, 137.27 feet to a 5/8" rebar and cap by PLS 14879;

Thence North 56°32'53" West, 175.00 feet to the northwesterly line of that transmission line easement as recorded in Book 17 of Miscellaneous, Page 117, Instrument No. 35037, records of Bonner County, Idaho, and monumented with a 5/8" rebar and cap by PLS 14879;

Thence along said northwesterly line, North 33°27'07" East, 693.57 feet to the north line of said Section 3, monumented with a 5/8" rebar and cap by PLS 14879;

Thence leaving said northwesterly line and along said north line, South 88°30'28" East, 83.43 feet to the west line of the east forty (40) feet of Government Lot 3 of said Section 3, monumented with a 5/8" rebar and cap by PLS 14879;

Thence leaving said north line and along said west line, South 00°34'57" West, 10.00 feet to the south line of the north ten (10) feet of said Government Lot 3, monumented with a 5/8" rebar and cap by PLS 14879;

Thence leaving said west line and along said south line, South 88°30'28" East, 40.00 feet to the east line of said Government Lot 3, monumented with a 5/8" rebar and cap by PLS 14879;

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Notice of Boundary Line Adjustment

The parcel herein described is exempt from platting pursuant to Paragraph G, Section 12-612, Bonner County Revised Code.


Planning Director or Designee

7/13/2024
Date

Thence leaving said south line and along said east line, North 00°34'57" East, 10.00 feet to the **POINT OF BEGINNING**, encompassing an area of 10.27 Acres.



Digitally signed by Tyson L.A. Glahe, PLS
Date: 2024.05.24 08:25:34 -0700'

Notice of Boundary Line Adjustment

The parcel herein described is exempt from platting pursuant to Paragraph G, Section 12-612, Bonner County Revised Code.


Planning Director or Designee

7/3/2024
Date

EXHIBIT B



GLAHE & ASSOCIATES, Professional Land Surveyors

P.O. Box 1863
303 Church Street
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
Website: glahinc.com

**Cook
Parcel B
30.00 Ac.**

**Bonner County, Idaho
Section 3, Township 59 North, Range 1 West, B.M.**

A portion of the Northwest 1/4 of Section 3, Township 59 North, Range 1 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

COMMENCING at the West 1/4 Corner of said Section 3, monumented with a 2 1/2" brass cap by PLS 898;

Thence along the south line of the Northwest 1/4 of said Section 3, South 89°04'31" East, 120.00 feet to the east line of that property described in Warranty Deed, Instrument No. 95930, records of Bonner County, Idaho, monumented with a 5/8" rebar and cap by PLS 14879, and the **TRUE POINT OF BEGINNING**;

Thence leaving said south line and along said east line, North 23°42'07" East, 205.68 feet to a line offset 189.64 feet perpendicular to and running parallel with the south line of said Northwest 1/4, monumented with a 5/8" rebar and cap by PLS 14879;

Thence leaving said east line and along said offset line, South 89°04'31" East, 833.31 feet to the northwesterly line of that transmission line easement as described in Book 17 of Miscellaneous, Page 117, Instrument No. 35037, records of Bonner County, Idaho, and monumented with a 5/8" rebar and cap by PLS 14879;

Thence leaving said offset line and along said northwesterly line, North 33°27'07" East, 1751.97 feet to a 5/8" rebar and cap by PLS 14879;

Thence leaving said northwesterly line, South 54°06'47" East, 585.35 feet to the westerly right-of-way line of U.S. Highway 95, monumented with a 5/8" rebar and cap by PLS 14879;

Thence along said westerly right-of-way line, South 27°57'46" West, 1494.73 feet, to an intersection with the south line of said Northwest 1/4, common with the northeast corner of the plat of Madeline Woods Subdivision, as recorded in Book 12 of Plats, Page 69, Instrument No. 910487, records of Bonner County, Idaho, and monumented with a 5/8" rebar and cap by PLS 7877;

Thence leaving said westerly right-of-way line and along said south line, North 89°04'31" West, 1655.21 feet to the **TRUE POINT OF BEGINNING**, encompassing an area of 30.00 Acres.



Digitally signed by Wilson L.A. Glahe,
PLS
Date: 2024.05.24 09:00:00 -0000

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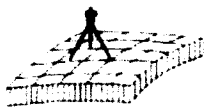
Notice of Boundary Line Adjustment

The parcel herein described is exempt from platting pursuant to Paragraph G, Section 12-612, Bonner County Revised Code.

Planning Director or Designee

Date

EXHIBIT C



GLAHE & ASSOCIATES, Professional Land Surveyors

P.O. Box 1863
303 Church Street
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
Website: glaheinc.com

**Cook
Parcel C
60.00 Ac.**

**Bonner County, Idaho
Section 3, Township 59 North, Range 1 West, B.M.**

A portion of the Northwest 1/4 of Section 3, Township 59 North, Range 1 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

BEGINNING at a point on the north line of said Section 3, monumented with a 5/8" rebar and cap by PLS 14879, from which the North 1/4 Corner of said Section 3, monumented with a 4" diameter concrete post, bears South 88°30'28" East, 1461.00 feet;

Thence along said north line, South 88°30'28" East, 1337.57 feet to the northwesterly line of that transmission line easement as described in Book 17 of Miscellaneous, Page 117, Instrument No. 35037, records of Bonner County, Idaho, and monumented with a 5/8" rebar and cap by PLS 14879;

Thence leaving said north line and along said northwesterly line, South 33°27'07" West, 693.57 feet to a 5/8" rebar and cap by PLS 14879;

Thence leaving said northwesterly line, South 56°32'53" East, 175.00 feet to a 5/8" rebar and cap by PLS 14879;

Thence South 33°27'07" West, 337.23 feet to a 5/8" rebar and cap by PLS 14879;

Thence North 54°06'47" West, 175.16 feet, returning to said northwesterly line, monumented with a 5/8" rebar and cap by PLS 14879;

Thence along said northwesterly line, South 33°27'07" West, 1751.97 feet to a line offset 189.64 feet perpendicular to and running parallel with the south line of said Northwest 1/4, monumented with a 5/8" rebar and cap by PLS 14879;

Thence leaving said northwesterly line and along said offset line, North 89°04'31" West, 833.31 feet to the east line of that property described in Warranty Deed, Instrument No. 95930, records of Bonner County, Idaho, monumented with a 5/8" rebar and cap by PLS 14879;

Thence leaving said offset line and along said east line, North 23°42'07" East, 2552.26 feet to the **POINT OF BEGINNING**, encompassing an area of 60.00 Acres.

Digitally signed by Tyson L. Glahe, PLS
Date: 2024.05.24 08:26:29 -0700



Page 1 of 1

Notice of Boundary Line Adjustment

The parcel herein described is exempt from platting pursuant to Paragraph G, Section 12-612, Bonner County Revised Code.


Planning Director or Designee

7/3/2024
Date

Instrument # 1035878
Bonner County, Sandpoint, Idaho
07/19/2024 01:40:18 PM No. of Pages: 3
Recorded for: GLAHE & ASSOCIATES
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED



TRANSFER DEED ASSOCIATED WITH A BOUNDARY LINE ADJUSTMENT

QUITCLAIM DEED

FOR VALUE RECEIVED, the GRANTOR, and Lauria F. Cook, as co-trustee and Richard J. Cook, as successor co-trustee, of The Ed and Lauria Cook Living Trust, UTA January 23, 2015, also shown of record as Cook Trust, do hereby quitclaim, release and convey unto the GRANTEE, Mose Dunkel, as Personal Representative of the Estate of Mark Dunkel, whose current address is 421 Avenue H, Snohomish WA 98290, all of Grantor's right, title, and interest in the following described real property, situated in Bonner County, State of Idaho:

SEE ATTACHED EXHIBIT A

AND TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any after acquired right, title or interest in the above-described real estate.

TO HAVE AND TO HOLD the above-described real estate unto the said Grantee, his heirs, successors and assigns forever.

[Signature on following page]

DATED this 17th day of July, 2024.

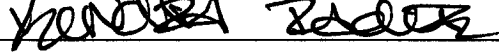
The Ed and Lauria Cook Living Trust, UTA January 23, 2015


Richard J. Cook, Successor Co-Trustee


Lauria F. Cook, Co-Trustee

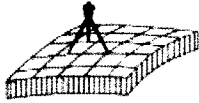
STATE OF Idaho
COUNTY OF Bonner

This record was acknowledged before me on July 17th, 2024, by Lauria F. Cook as co-trustee, and Richard J. Cook as successor co-trustee, of The Ed and Lauria Cook Living Trust, UTA January 23, 2015.

(Sign) 
(Stamp)

KENDRA RADER
Notary Public - State of Idaho
Commission Number 20231523
My Commission Expires 04-06-2029

EXHIBIT A



GLAHE & ASSOCIATES, Professional Land Surveyors

P.O. Box 1863
303 Church Street
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
Website: glaheinc.com

Cook to Dunkel
0.89 Ac.

Bonner County, Idaho
Section 3, Township 59 North, Range 1 West, B.M.

A portion of the Northwest 1/4 of Section 3, Township 59 North, Range 1 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

COMMENCING at the northeast corner of the plat of Madeline Woods Subdivision, as recorded in Book 12 of Plats, Page 69, Instrument No. 910487, records of Bonner County, Idaho, common with the westerly right-of-way line of U.S. Highway 95, and monumented with a 5/8" rebar and cap by PLS 7877;

Thence along said westerly right-of-way line, North 27°57'46" East, 1494.73 feet to a 5/8" rebar and cap by PLS 14879 and the **TRUE POINT OF BEGINNING**;

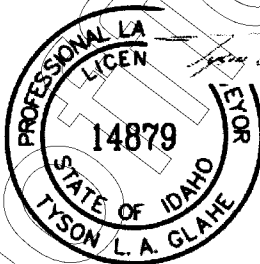
Thence leaving said westerly right-of-way line, North 54°06'47" West, 10.09 feet to the southeasterly line of that parcel described in Quitclaim Deed, Instrument No. 872171, records of Bonner County, Idaho;

Thence along said southeasterly line, being offset 50 feet perpendicular from the centerline of said U.S. Highway 95 and parallel with said highway centerline, North 27°57'46" East, 201.70 feet to the easternmost corner of said Quitclaim Deed parcel;

Thence leaving said southeasterly line and along the northeasterly line of said Quitclaim Deed parcel, North 54°06'47" West, 380.79 feet to a 5/8" rebar and cap by PLS 14879;

Thence leaving said northeasterly line, South 81°27'44" East, 410.52 feet, returning to said westerly right-of-way line of U.S. Highway 95;

Thence along said westerly right-of-way line, South 27°57'46" West, 392.11 feet to the **TRUE POINT OF BEGINNING**, encompassing an area of 0.89 Acres.



Digitally signed by Tyson L.A. Glahe, PLS
Date: 2024.05.31 10:56:23 -0700

Instrument # 1035879
Bonner County, Sandpoint, Idaho
07/19/2024 01:40:18 PM No. of Pages: 3
Recorded for: GLAHE & ASSOCIATES
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy *CB*
Index to: QUIT CLAIM DEED



TRANSFER DEED ASSOCIATED WITH A BOUNDARY LINE ADJUSTMENT

QUITCLAIM DEED

FOR VALUE RECEIVED, the GRANTOR, **Mose Dunkel**, as **Personal Representative of the Estate of Mark Dunkel**, does hereby quitclaim, release and convey unto the GRANTEE, **Richard J. Cook and Lauria F. Cook**, as co-trustees of **The Ed and Lauria Cook Living Trust, UTA January 23, 2015**, whose current address is 491476 Highway 95, Sandpoint, ID 83864, all of Grantor's right, title, and interest in the following described real property, situated in Bonner County, State of Idaho:

SEE ATTACHED EXHIBIT A

AND TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any after acquired right, title or interest in the above-described real estate.

TO HAVE AND TO HOLD the above-described real estate unto the said Grantee, his heirs, successors and assigns forever.

[Signature on following page]

DATED this 17 day of July, 2024.

Estate of Mark Dunkel


Mose Dunkel, Personal Representative

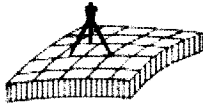
STATE OF Idaho)
COUNTY OF Banner) SS.

On this 17th day of July, in the year of 2024, before me, a Notary Public, personally appeared MOSE DUNKEL, known or identified to me to be the person whose name is subscribed to the within instrument as the personal representative of the Estate of MARK DUNKEL, deceased, and acknowledged to me that he acted on behalf of said estate.

(Sign) Kendra Rader
NOTARY PUBLIC
Residing at: Sandpoint
My commission expires: 4/6/29

KENDRA RADER
Notary Public - State of Idaho
Commission Number 20231523
My Commission Expires 04-06-2029

EXHIBIT A



GLAHE & ASSOCIATES, Professional Land Surveyors

P.O. Box 1863
303 Church Street
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
Website: glaheinc.com

Dunkel to Cook
0.89 Ac.

Bonner County, Idaho
Section 3, Township 59 North, Range 1 West, B.M.

A portion of the Northwest 1/4 of Section 3, Township 59 North, Range 1 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

COMMENCING at the northeast corner of the plat of Madeline Woods Subdivision, as recorded in Book 12 of Plats, Page 69, Instrument No. 910487, records of Bonner County, Idaho, common with the westerly right-of-way line of U.S. Highway 95, and monumented with a 5/8" rebar and cap by PLS 7877;

Thence along said westerly right-of-way line, North 27°57'46" East, 1494.73 feet to a 5/8" rebar and cap by PLS 14879;

Thence leaving said westerly right-of-way line, North 54°06'47" West, 10.09 feet to the southeasterly line of that parcel described in Quitclaim Deed, Instrument No. 872171, records of Bonner County, Idaho, and the **TRUE POINT OF BEGINNING**;

Thence along said southeasterly line, being offset 50 feet perpendicular from the centerline of said U.S. Highway 95 and parallel with said highway centerline, South 27°57'46" West, 50.48 feet to the southernmost corner of said Quitclaim Deed parcel;

Thence leaving said southeasterly line and along the southwesterly line of said Quitclaim Deed parcel, North 54°06'47" West, 480.00 feet to the westernmost corner of said Quitclaim Deed parcel and the southeasterly line of that transmission line easement recorded as Instrument No. 35037, records of Bonner County, Idaho;

Thence leaving said southwesterly line, along the northwesterly line of said Quitclaim Deed parcel, and along said southeasterly transmission line easement line, North 33°27'07" East, 250.00 feet to the northernmost corner of said Quitclaim Deed parcel;

Thence leaving said northwesterly and southeasterly lines and along the northeasterly line of said Quitclaim Deed parcel, South 54°06'47" East, 75.07 feet to a 5/8" rebar and cap by PLS 14879;

Thence leaving said northeasterly line, South 33°27'07" West, 199.95 feet to a 5/8" rebar and cap by PLS 14879;

Thence South 54°06'47" East, 400.10 feet to the **TRUE POINT OF BEGINNING**, encompassing an area of 0.89 Acres.

