

**WARRANTY DEED**

Alliance Title & Escrow Corp. Order No.:330322

**FOR VALUE RECEIVED**

**Richard R. De Lima, a single man, as Trustee under the Declaration of Trust known as the Richard R. De Lima Family Trust, dated May 15, 1999**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Joseph Brady and Chantell Brady, husband and wife**

whose current address is

*225 E McCall St, Dayton, WA 99328*

the grantee(s), the following described premises, in Bonner County, Idaho, TO WIT:

**The East Half of the West Half of the Northwest Quarter of the Southeast Quarter of Section 30, Township 55 North, Range 4 West of the Boise Meridian, Bonner County, Idaho.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: October 3, 2016

the Richard R. De Lima Family Trust

*Richard R. De Lima*  
Richard R. De Lima, Trustee

State of Idaho } ss.  
County of Bonner }

On this 11 day of October, 2016, before me, the undersigned, a Notary Public in and for said state, personally appeared Richard R. DeLima known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Richard R. De Lima Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Lynn Gardner*  
Notary Public for the State of Idaho

Residing at: *321200*  
Commission Expires: *3/21/2020*

LYNN GARDNER  
NOTARY PUBLIC  
STATE OF IDAHO