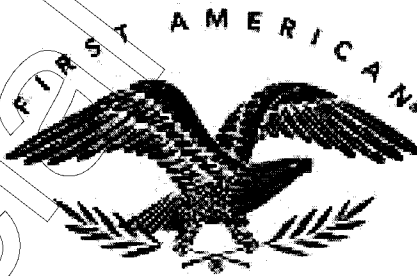


Instrument # 956105  
Bonner County, Sandpoint, Idaho  
04/24/2020 08:19:44 AM No. of Pages: 4  
Recorded for: FIRST AMERICAN TITLE - SANDPOINT  
Michael W. Rosedale Fee: \$15.00  
Ex-Officio Recorder Deputy cbrannon  
Index to: WARRANTY DEED

---

# Warranty Deed



***First American***

File Number: 883843

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL TO:**  
First American Title Company  
414 Church Street, Suite 200  
Sandpoint, ID 83864

Space Above This Line for Recorder's Use Only

## WARRANTY DEED

File No.: 883543-S (lw)

Date: April 20, 2020

For Value Received, David C. Summers and Beatrice A. Camp, Trustees of The David C. Summers Revocable Trust, dated May 5, 2008 and David C. Summers and Beatrice A. Camp, Trustees of The Beatrice A. Camp Revocable Camp Trust, dated May 5, 2008, as to Parcel 1 and David C. Summers and Beatrice A. Camp, husband and wife, as to Parcel 2, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto TDC Properties, LLC, a Florida Limited Liability Partnership, hereinafter called the Grantee, whose current address is 13105 Vanderbilt Drive, Unit 401, Naples, FL 34110, the following described premises, situated in Bonner County, Idaho, to-wit:

### PARCEL 1

A TRACT IN SECTION 10, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 60 FEET WEST OF THE SOUTHWEST CORNER OF BLOCK 2 OF THE TOWNSITE OF COOLIN;

THENCE NORTH 1°9' EAST, 110 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 1°9' EAST, 458.07 FEET;

THENCE NORTH 69°17'30" WEST TO THE SHORELINE OF PRIEST LAKE;

THENCE SOUTHERLY ALONG SAID SHORELINE, TO ITS INTERSECTION WITH THE WEST SECTION LINE OF SECTION 10;

THENCE SOUTH ALONG THE SAID SECTION LINE TO A POINT THAT BEARS SOUTH 69°47'24" WEST OF THE TRUE POINT OF BEGINNING;

THENCE NORTH 69°47'24" EAST TO THE TRUE POINT OF BEGINNING.

### PARCEL 2

THAT PORTION OF SECTION 9, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO LYING EASTERLY OF THE MEANDER LINE OF PRIEST LAKE AND LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED PROPERTY LINES;

Date: 04/14/2020

Warranty Deed  
- continued

File No.: 883543-S (lw)

**BEGINNING AT THE MEANDER CORNER COMMON TO SECTIONS 9 AND 10, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, AS IDENTIFIED ON THE SEWELL SURVEY, RECORDED ON JULY 29, 1994 AS INSTRUMENT NO. 449751, SAID POINT BEING THE REAL POINT OF BEGINNING;**

**THENCE NORTH 60°54'56" WEST, 48.33 FEET, TO A POINT MARKED WITH A REBAR AND ALUMINUM CAP STAMPED RLS NO. 6019, FROM WHICH POINT BEARS NORTH 23°35'15" EAST 18.24 FEET, SAID POINT BEING THE TERMINUS OF AGREED UPON POINT FOR PROPERTY LINE AGREEMENT, THE PROPERTY LINE BEING A STRAIGHT LINE BETWEEN SAID REAL POINT OF BEGINNING AND SAID TERMINUS.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 04/14/2020

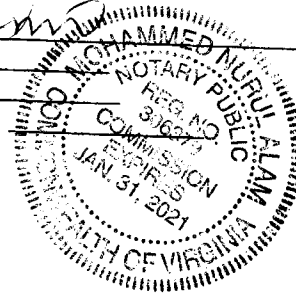
Warranty Deed  
- continued

File No.: 883543-S (lw)

David C. Summers and Beatrice A. Camp,  
Trustees of The David C. Summers Revocable  
TrustDavid C. Summers  
David C. Summers, TrusteeBeatrice A. Camp  
Beatrice A. Camp, TrusteeDavid C. Summers  
David C. SummersDavid C. Summers and Beatrice A. Camp,  
Trustees of The Beatrice A. Camp Revocable  
Camp TrustDavid C. Summers  
David C. Summers, TrusteeBeatrice A. Camp  
Beatrice A. Camp, TrusteeBeatrice A. Camp  
Beatrice A. CampSTATE OF Virginia )  
COUNTY OF Arlington ) ss.

On this April 20, 2020, before me, a Notary Public in and for said State, personally appeared **David C. Summers and Beatrice A. Camp**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument as Trustee of the **The David C. Summers Revocable Trust, dated May 5, 2008 and The Beatrice A. Camp Revocable Camp Trust, dated May 5, 2008** Trust, and acknowledged to me that they executed the same as such Trustees.

\*\*individually and as Trustees

Notary Public of  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of April, 2020, before me, a Notary Public in and for said State, personally appeared **David C. Summers and Beatrice A. Camp**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public of  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_