



Instrument # 1047216
Bonner County, Sandpoint, Idaho
05/21/2025 01:45:44 PM No. of Pages: 3
Recorded for: TITLEONE
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy cbrannon
Index to: WARRANTY DEED

Order Number: 25548422

Warranty Deed

For value received,

Peter A. Rosier, a single man

the grantor, does hereby grant, bargain, sell, and convey unto

Masen Baker, an unmarried man, and Gabrielle Kauer, an unmarried woman

whose current address is 1500 E Melrose St APT 3049 Gilbert, AZ 85297

the grantee, the following described premises, in Bonner County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

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 Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: 05/14/2025

Peter A Rosier

Peter A. Rosier

State of Virginia, County of Hampton, ss.

On this 14th day of May in the year of 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Peter A. Rosier, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

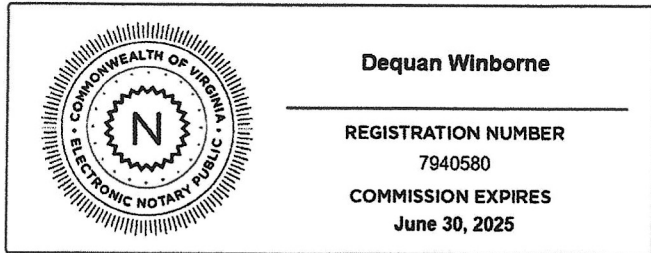
[Signature]

Notary Public Dequan Winborne, Electronic Notary Public

Residing In: Hampton, VA

My Commission Expires: 06/30/2025

(seal)



Notarized remotely online using communication technology via Proof.

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lot 6 in Block 2 of EIDELWEISS VILLAGE FIRST ADDITION, according to the plat thereof, recorded in Book 3 of Plats, Page 148, records of Bonner County, Idaho.