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624215
WARRANTY DEED

For Value Received
Diane L. Kuki, trustee, of the Diane L. Kuki Living Trust dated March 20, 1997

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

John Randall Groves and Tara L. Groves, husband and wife

whose address is: 2305 West Courtland, Spokane, WA 99205

Hereinafter called the Grantee, the following described premises situated in Bonner County, Idaho, to-wit:

Lot 1 in Block 11 of First Addition to Coolin, according to the plat thereof, recorded in Book 1 of Plats, Page 110, records of Bonner County, Idaho.

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 their 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.

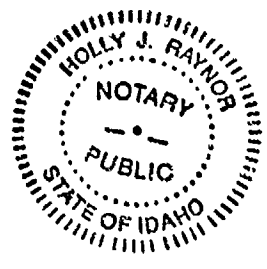
Dated: April 29, 2003

Diane L. Kuki, Trustee
Diane L. Kuki, Trustee

STATE OF Idaho
COUNTY OF BONNER

On this 30th day of April, 2003, before me *Holly J. Raynor*, personally appeared Diane L. Kuki, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Trustee and acknowledged to me that she executed the same as such Trustee.

Notary Public of Idaho
Residing at: *Samuel Point*
Commission Expires: *7-13-06*



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2003 MAY -7 PM 4:08
First American Title