

Instrument # 1000087
Bonner County, Sandpoint, Idaho
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Recorded for: SNEDDEN LAW/LISA
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy
Index to: WARRANTY DEED

BC

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, **DORETTE C. HIGH, a widow**, hereby conveys and specially warrants to **DORETTE C. HIGH, TRUSTEE OF THE HIGH FAMILY TRUST, dated October 21, 2021** ("Grantee"), whose address is 134 Mill Valley Circle South, Sacramento, CA. 95835, and successor trustees and assigns forever the following described real property attached as Exhibit "A"

SUBJECT TO taxes and assessments for the year 2021 together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well as any after-acquired title.

The Grantor covenant to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from encumbrances created or suffered by the Grantor, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims of or through Grantor, but none other.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 21st day of October, 2021.

Dorette C. High
DORETTE C. HIGH

DATED this _____ day of _____, 2021.

STATE OF IDAHO)
COUNTY OF BONNER) SS.

On this 21 day of Oct, in the year of 2021, before me, a Notary Public for the state of Idaho, personally appeared **DORETTE C. HIGH**, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

(Sign) _____

NOTARY PUBLIC

Residing at Sandpoint

My commission expires: 8/24/2026

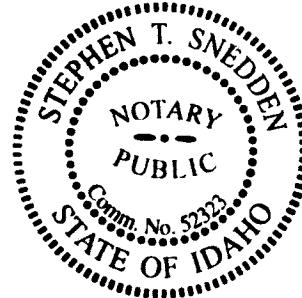


EXHIBIT "A"

PARCEL 1:

From the Northwest corner of Section 30, Township 57 North, Range 1 West, Boise Meridian, Bonner County, Idaho;

thence South 89 degrees 39' East a distance of 1403.88 feet;

thence South 0 degrees 01'15" East a distance of 188.45 feet;

thence North 62 degrees 30' East a distance of 118.69 feet to the True Point of Beginning, which point is on the Easterly right of way line of the County Road;

thence North 27 degrees 30' West along said right of way line a distance of 35.0 feet;

thence North 62 degrees 30' East to the shoreline of Lake Pend Oreille;

thence Southeasterly along said shoreline to a point which lies North 62 degrees 30' East from the true point of beginning;

thence South 62 degrees 30' West to the true point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 30, Township 57 North, Range 1 West, Boise Meridian, Bonner County, Idaho;

thence South 89 degrees 39' East along the North line of said Section 30, a distance of 1403.38 feet to the 1/16th corner of said Section 30;

thence South 0 degrees 01'15" East a distance of 188.45 feet to the true point of beginning;

thence South 0 degrees 01'15" East a distance of 103.70 feet;

thence North 62 degrees 30' East a distance of 228.00 feet, more or less, to the shore line of Lake Pend Oreille;

thence Northwesterly along said shore line to a point that bears North 62 degrees 30' East from the true point of beginning;

thence South 62 degrees 30' West a distance of 159.00 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM the right of way for Bottle Bay Road, a County Road.