


Instrument # 1042046
Bonner County, Sandpoint, Idaho
12/26/2024 11:49:11 AM No. of Pages: 4
Recorded for: SHAUN M HATCHER
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED



QUITCLAIM DEED

FOR VALUE RECEIVED ,

SHAUN M. HATCHER, A SINGLE MAN, hereinafter referred to as "Grantor", does hereby convey, release, remise and forever quitclaim unto,

SHAUN M. HATCHER AND ANNA HATCHER, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as "Grantees",

whose address is: PO BOX 35, COCOLALLA, ID 83813

the following lands and property, together with all improvements located thereon, lying in the County of Bonner, State of Idaho, to-wit:

SEE ATTACHED EXHIBIT 'A'

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging and including after acquired title.

Date: 12/26/2024

Shaun M. Hatcher
SHAUN M. HATCHER

STATE OF IDAHO
COUNTY OF BONNER

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)ss.
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On this 26 day of December, 2024, before me,
a Notary Public in and for said State, personally appeared SHAUN M. HATCHER
known or identified to me to be the person(s) whose name is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same.

Paige Russell
Notary in and for said County and State
Residing at: Sandpoint
Commission Exp.: 2/15/2028

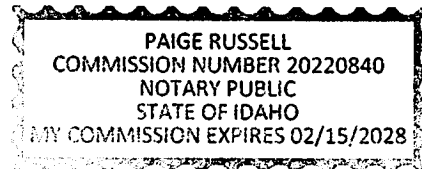


Exhibit 'A'

**LEGAL DESCRIPTION FOR A PARCEL OF LAND (PARCEL 1)
REFERENCE RECORD OF SURVEY INSTRUMENT 916426**

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (WEST QUARTER CORNER);
THENCE NORTH 89 DEGREES 54' 48" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 663.31 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER - NORTHWEST QUARTER;
THENCE NORTH 00 DEGREES 11' 38" EAST ALONG THE WEST LINE OF SAID EAST HALF A DISTANCE OF 1320.75 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EAST HALF OF GOVERNMENT OF LOT 4;

THENCE NORTH 00 DEGREES 11' 38" EAST ALONG 259.50 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 86 DEGREES 53' 09" EAST A DISTANCE OF 596.00 FEET;
THENCE SOUTH 00 DEGREES 04' 11" EAST A DISTANCE OF 226.40 FEET;
THENCE SOUTH 13 DEGREES 58' 38" EAST A DISTANCE OF 81.82 FEET;
THENCE SOUTH 10 DEGREES 06' 45" WEST A DISTANCE OF 56.97 FEET;
THENCE SOUTH 55 DEGREES 20' 01" WEST A DISTANCE OF 52.91 FEET;
THENCE SOUTH 09 DEGREES 44' 36" WEST A DISTANCE OF 180.02 FEET;
THENCE SOUTH 65 DEGREES 54' 41" EAST A DISTANCE OF 209.79 FEET;

THENCE NORTH 13 DEGREES 58' 38" WEST A DISTANCE OF 441.73 FEET;
THENCE NORTH 89 DEGREES 55' 49" EAST A DISTANCE OF 208.15 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF THE BURLINGTON NORTHERN RAILROAD;
THENCE ALONG SAID RIGHT OF WAY NORTH 13 DEGREES 58' 38" WEST A DISTANCE OF 534.67 FEET;
THENCE SOUTH 89 DEGREES 55' 49" WEST A DISTANCE OF 694.13 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF GOVERNMENT LOT 4;
THENCE SOUTH 00 DEGREES 11' 38" WEST ALONG SAID WEST LINE A DISTANCE OF 259.50 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH INGRESS, EGRESS AND UTILITY EASEMENTS AS SHOWN ON INSTRUMENTS 879659, 544468 AND 347598.

ALSO, SUBJECT TO AND TOGETHER WITH AN EASEMENT HEREBY GRANTED AND RESERVED, BEING 30.00 FEET WIDE FOR INGRESS, EGRESS AND UTILITIES, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (WEST QUARTER CORNER) OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST; BOISE MERIDIAN, BONNER COUNTY, IDAHO;

THENCE NORTH 89 DEGREES 54' 48" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 663.31 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER - NORTHWEST QUARTER; THENCE CONTINUING NORTH 89 DEGREES 54' 48" EAST ALONG SAID SOUTH LINE A DISTANCE OF 785.55 FEET;

THENCE NORTH 02 DEGREES 47' 52" WEST A DISTANCE OF 33.80 FEET TO THE NORTHERLY RIGHT OF WAY OF COCOLALLA LOOP ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE CENTERLINE OF SAID EASEMENT THE FOLLOWING 6 COURSES:

- 1) NORTH 02 DEGREES 47' 52" WEST, 371.28 FEET;
- 2) NORTH 01 DEGREES 21' 30" WEST, 181.54 FEET;
- 3) NORTH 08 DEGREES 44' 58" WEST, 210.74 FEET;
- 4) 159.63 FEET ALONG A COUNTER-CLOCKWISE CURVE WITH A RADIUS OF 160.00 FEET, (THE CHORD OF WHICH BEARS NORTH 37 DEGREES 19' 49" WEST, 153.09 FEET;
- 5) NORTH 65 DEGREES 54' 41" WEST, 72.18 FEET;
- 6) SOUTH 83 DEGREES 11' 28" WEST, 223.84 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF AN EASEMENT AS DESCRIBED IN INSTRUMENT 879659, SAID POINT BEING THE POINT OF TERMINUS.

