

Supporting Instruments Documentation

1491220	WARRANTY DEED	STATE OF IDAHO } COUNTY OF KOOTENAI } ss AT THE COURT OF } <u>Stephen Whitworth</u> } May 23 11 58 AM '97 DANIEL J. ENGLISH } FEES DEPUTY }
For Value Received		
ARTHUR L. FALL and SUSAN FALL, husband and wife		
the grantors, do hereby grant, bargain, sell and convey unto		
LEROY F. KNOX and PHYLLIS A. KNOX, husband and wife		
the grantees, the following described premises, in <u>Kootenai</u> County, Idaho, to wit:		
A tract of land in Government Lot 3, Section 35, Township 50 North, Range 4 West, B.M., Kootenai County, Idaho described as follows:		
beginning at the Northwest corner of Lot 1, Falls Bay Lots; thence		
N. 21° 06' 00" E., 69.12 feet; thence		
N. 11° 39' 00" E., 77.42 feet; thence		
N. 53° 00' 10" W., 90.09 feet; thence		
N. 86° 50' 35" W., 149.51 feet; thence		
N. 47° 01' 55" W., 102.92 feet; thence		
N. 13° 58' 00" E., 113.60 feet to the true point of beginning; thence		
continuing N. 13° 58' 00" E., 65.27 feet to a point on the shore of Lake Coeur d'Alene; thence		
along the shore as follows:		
S. 52° 40' 15" E., 60.40 feet; thence		
S. 09° 30' 50" W., 41.12 feet; thence		
leaving the shore N. 76° 18' 30" W., 58.64 feet to the true point of beginning, including appurtenant shore lands and subject to a road easement along Westerly 10 feet.		
A parcel of land in Government Lot 3, Section 35, Township 50 North, Range 4 West, B.M., Kootenai County, Idaho described as follows:		
cont.		
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they the owners in fee simple of said premises; that they are free from all encumbrances		
except easements and rights of way of record or in view.		
and that they will warrant and defend the same from all lawful claims whatsoever.		
Dated: <u>May 16, 1977</u>		
<u>Arthur L. Fall</u> <u>Susan Fall</u>		
STATE OF IDAHO, COUNTY OF Kootenai On this 16th day of March, 1977, before me, a notary public in and for said State, personally appeared ARTHUR L. FALL and SUSAN FALL, husband and wife NOTARY PUBLIC IDAHO known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same. Notary Public Residing at Coeur d'Alene, Idaho Comm. Expires August 10, 1980	STATE OF IDAHO, COUNTY OF I hereby certify that this instrument was filed for record at the request of at _____ minutes past _____ o'clock m., this _____ day of _____, 19____, in my office, and duly recorded in Book of Deeds at page _____ Ex-Officio Recorder By _____ Deputy. Fees \$ _____ Mail to: _____	
ASSESSOR & TREASURER, TAX NOTICES TO BE MAILED TO:		

FURNISHED BY TITLE SECURITY OF NORTHERN IDAHO, INC.

INSTRUMENT No.



PIONEER TITLE COMPANY
OF KOOTENAI COUNTY

100 Wallace Avenue
Coeur d'Alene, ID 83814

STATE OF IDAHO } ss
COUNTY OF KOOTENAI }
AT THE REQUEST OF
PIONEER TITLE CO.

Dec 16 12 07 PM '97

DANIEL J. ENGLISH *JB*

DEPUTY *9.00*
FEES

6666-D-m 84
1517420

SPACE ABOVE FOR RECORDING DATA

WARRANTY DEED

(INDIVIDUAL)

FOR VALUE RECEIVED LEROY F. KNOX AND PHYLLIS A. KNOX, HUSBAND AND WIFE

GRANTOR(s) does (do) hereby GRANT, BARGAIN, SELL and CONVEY unto

STEPHEN A. WHITACRE, A SINGLE MAN AND JANINE HOLLER, A SINGLE WOMAN, AS TENANTS
IN COMMON

GRANTEE(S), whose current address is: *34112 Nidden Springs Lane, N. Madras, OR 99037*
the following described real property in KOOTENAI County, State of Idaho,
more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

SUBJECT TO EASEMENTS, RESTRICTIONS AND ENCUMBRANCES AS SHOWN ON EXHIBIT "B"
ATTACHED HERETO

ACCOMMODATION RECORDING
Pioneer Title Company has
not examined this document,
and assumes no liability as
to its validity and its effects
upon the title.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantor(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general tax and utility assessments, includes irrigation and utility assessments, (if any) for the current year, which are not yet due and payable. Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: NOVEMBER 26, 1997

L
LEROI F. KNOX

Phyllis A. Knox
PHYLLIS A. KNOX

12-8-97
Debbie Code
commission exp. 1-2-2001



STATE OF IDAHO, County of KOOTENAI, ss.

On this 10th day of December, in the year of 1997, before me

Phyllis A. Knox, a Notary Public, personally appeared

PHYLLIS A. KNOX

known or identified to me as the person whose name(s) ARE subscribed to the within instrument, and acknowledged to me that he has executed the same.



Notary Public: *Phyllis A. Knox*

Residing at: *Phyllis A. Knox*

My Commission Expires: *7-5-2001*

1227424

WARRANTY DEED

For Value Received, ARTHUR L. FALL and SUSAN FALL, husband and wife,

the grantor^s do hereby grant, bargain, sell and convey unto, BECK DRY WALL, Gordon Beck, owner
P.O. 2127, Coeur d'Alene, ID 83814

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

A tract of land in Government Lot 3, Section 35,
Township 50 North, Range 4 W.B.M., Kootenai
County, Idaho, described as follows:

BEGINNING at the NW corner of Lot 1, FALLS BAY
LOTS; thence

North 21 degrees 06' 00" East, 69.12 feet; thence
North 11 degrees 39' 00" East, 77.42 feet; thence
North 53 degrees 00' 10" West, 90.09 feet; thence
North 86 degrees 50' 35" West, 149.51 feet; thence
North 47 degrees 01' 55" West, 102.92 feet; thence
North 13 degrees 58' 00" East, 71.61 feet to the
TRUE POINT OF BEGINNING, thence

Continuing North 13 degrees 58' 00" East, 41.89 feet;
thence South 76 degrees 18' 30" East, 56.20 feet; thence
South 12 degrees 55' 13" West, 42.19 feet; thence
North 76 degrees 00' 13" West, 56.97 feet to the TRUE
POINT OF BEGINNING, including appurtenant shore
lands and subject to a road easement along the Westerly
10 feet.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee,
its heirs and assigns forever. And the said Grantors do hereby covenant to and
with the said Grantee, that it is the owner in fee simple of said premises; that they are free
from all incumbrances except existing easements and rights of way of record or in view
and the taxes and assessments for the year 1976.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: June 28, 1976.

Arthur L. Fall
Arthur L. Fall

Susan Fall
Susan Fall

STATE OF IDAHO, COUNTY OF Kootenai
On this 28th day of June, 1976,
before me, a notary public in and for said State, personally
appeared Arthur L. Fall and Susan Fall,
husband and wife,

known to me to be the persons whose names are
subscribed to the within instrument, and acknowledged to
me that they executed the same.

[Signature]
Notary Public
Residing at Coeur d'Alene, Idaho
Comm. Expires 11/1/77

STATE OF IDAHO, COUNTY OF
I hereby certify that this instrument was filed for record at
the request of KOOTENAI COUNTY TITLE CO.
at 06 minutes past 3 o'clock m.
this day of
1976, in my office, and duly recorded in Book
of Deeds at page

AUG 6 1991
TOM TAGGART
Ex-Officio Recorder

By [Signature] Deputy.
Fees \$ 3.00
Mail to:

1842673

STATE OF IDAHO

EASEMENT NO. 6399

THIS INDENTURE, made this 14th day of October, 2003, by and between the **STATE OF IDAHO, Department of Lands**, 954 West Jefferson Street, P.O. Box 83720, Boise, Idaho 83720-0050, acting by and through the State Board of Land Commissioners, (Grantor), and **JAY CORDES**, 810 Kidd Island Bay Road, Coeur d'Alene, Idaho 83814, (Grantee);

WITNESSETH: That for and in consideration of the sum of TWO THOUSAND NINE HUNDRED AND FORTY and 65/100 DOLLARS (\$2,940.65) lawful money of the United States of America, receipt whereof is hereby acknowledged, the Grantor does hereby grant to the Grantee, their heirs, successors in interest and assigns, forever, a perpetual easement for the purpose of using, and maintaining filled land over and across the following described lands situated in **KOOTENAI COUNTY**, State of Idaho, so much of the following described lands which were below the natural or ordinary high water line on the date the State of Idaho was admitted to the Union with the right to additions thereto and subject to deletions therefrom which have occurred, causing the boundary of the state's ownership to change, to-wit:

It is understood and agreed that this easement authorizes use of the filled land only on the land lying below the natural or ordinary high water mark, i.e. Coeur d'Alene Lake Elevation of 2,128.00 feet above Sea Level as based on WWP datum, adjacent to Tax Number 10747 being a portion of Government Lot 3, Section 35, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, State of Idaho, containing 103 square feet, more or less.

Subject to the following terms:

1. The Grantee will comply with all state laws and with all rules and regulations of the State Board of Land Commissioners including, but not limited to, those pertaining to watershed protection and with the Lake Protection Act as designated in Chapter 58, Title 13 of the Idaho Code.
2. The Grantee shall indemnify and hold harmless, the Grantor and its representatives against and from any and all demands, claims, or liabilities of every nature whatsoever, arising directly or indirectly from or in any way connected with the use authorized under this easement.
3. This easement is issued by the authority of the Rules for Easements on Submerged Lands and Formerly Submerged Lands (IDAPA 20.03.09) dated July, 1993.
4. If the easement is not used for the specified purpose for any five (5) year period, the Grantor may declare the easement forfeited and the use of the lands will revert to the Grantor or to the record owner of the land. Grantor will provide written notice to Grantee

1356403

WARRANTY DEED

For Value Received Susan Fall, a widow and as heir of the estate of
Arthur L. Fall

The grantor does hereby grant, bargain, sell and convey unto Anthony A. Kopczynski and
Nancy L. Kopczynski, husband and wife

the grantee whose current address is 12402 Admiralty Way #A203
Everett, WA 98204

the following described premises, in Kootenai

County Idaho, to-wit:

SEE EXHIBIT "A" HERETO ATTACHED

STATE OF IDAHO
COUNTY OF KOOTENAI } SS
AT THE REQUEST OF
SECURITY TITLE CO. OF IDAHO
MAY 27 4 12 PM '94
TOM RUSSELL
DEPUTY
FEES \$6.00

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee s
her heirs and assigns forever. And the said Grantor does hereby covenant to and
with the said Grantee s, that s he is the owner in fee simple of said premises; that they are free
from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: May 18, 1994

Susan Fall
Susan Fall

STATE OF IDAHO, COUNTY OF
On this 18th day of May, 1994,
before me, a notary public in and for the said State, personally
appeared

Susan Fall

known or identified to me to be the person whose name is
subscribed to the within instrument, and acknowledged to me
that she executed the same.

Margaret J. Edwards

Notary Public

Residing at Coeur d'Alene
Comm. Expires 7-14-99

STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record at the
request of

at _____ minutes past _____ o'clock M.,
this _____ day of _____
19____, in my office, and duly recorded in Book
of Deeds at Page _____

Ex-Officio Recorder

By _____ Deputy.

Fees \$
Mail to:

INSTRUMENT NO.

1275450

WARRANTY DEED

For Value Received

ARTHUR L. FALL and SUSAN FALL, husband and wife
the grantors, do hereby grant, bargain, sell and convey unto

L. OLENE GUSA and LENORA F. GUSA, husband and wife
the grantees, the following described premises, in Kootenai County Idaho, to wit:

ARTIFICIAL ISLAND LOT C:

A tract of land in Government Lot 3, Section 35, Township 50 North,
Range 4 West, B.M., Kootenai County, Idaho, described as follows:

beginning at the Northwest corner of Lot 1, Falls Bay Lots; thence

North 21°06'00" East, 69.12 feet; thence
North 11°39'00" East, 77.42 feet; thence
North 53°00'10" West, 90.09 feet; thence
North 86°50'35" West, 149.51 feet; thence
North 47°01'55" West, 102.92 feet; thence
North 13°58'00" East, 29.41 feet to the true point of beginning; thence

continuing North 13°58'00" East, 42.20 feet; thence
South 76°00'13" East, 56.97 feet; thence
South 12°55'13" West, 42.49 feet; thence
North 75°43'33" West, 57.74 feet to the true point of beginning,
including appurtenant shore lands and subject to a road easement along
the Westerly 10 feet.

SEE EXHIBIT "A" ATTACHED.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee,
their heirs and assigns forever. And the said Grantors do hereby covenant to and
with the said Grantee, that they the owners in fee simple of said premises; that they are free
from all incumbrances
except easements and rights of way of record or in view.

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: June 10, 1976
Arthur L. Fall
Susan Fall

STATE OF IDAHO, COUNTY OF
On this 10th day of June, 1976,
before me, a notary public in and for said State, personally
appeared

Arthur L. Fall and
Susan Fall

known to me to be the persons whose names are
subscribed to the within instrument, and acknowledged to
me that they executed the same.

Notary Public
Residing at Coeur d'Alene, Idaho
Comm. Expires March 20, 1979

STATE OF IDAHO, COUNTY OF

I hereby certify that this instrument was filed for record at
the request of

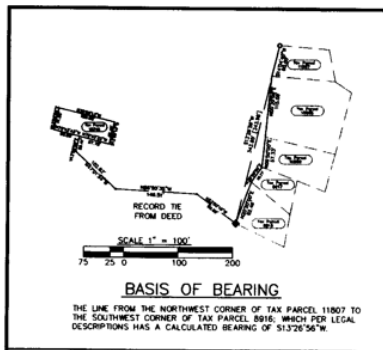
at minutes past o'clock m.,
this day of
1976, in my office, and duly recorded in Book
of Deeds at page

Ex-Officio Recorder

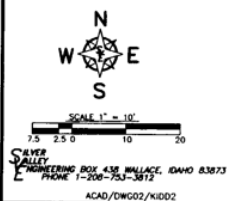
By Deputy.

Fees \$
Mail to:

INSTRUMENT NO



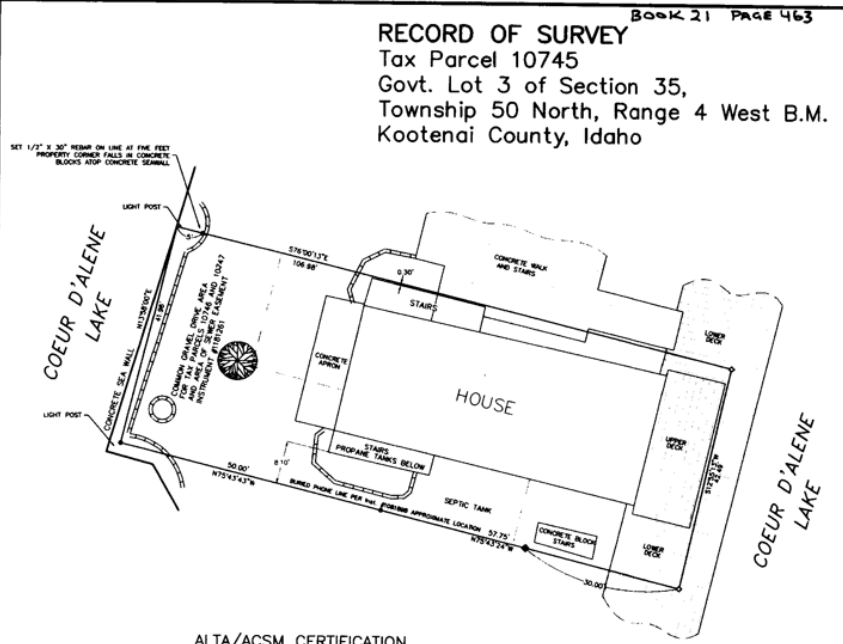
- LEGEND**
- ◆ FOUND 5/8" REBAR MONUMENT
 - FOUND 1/2" REBAR IN 3/4" Ø PIPE PER PLAT OF FIRST ADDITION TO FALLS BAY LOTS
 - [] RECORD BEARING OR DISTANCE PER LEGAL DESCRIPTION
 - ◆ SET 1/2" X 30" REBAR WITH PLASTIC CAP MARKED J.C. PFAHL PLS 4458
 - SET PK NAIL WITH FLAT WASHER MARKER PLS 4458
 - MEASURE POINT NOTHING FOUND OR SET
 - CONCRETE LANDSCAPE BLOCKS
 - - - SEWER LINE EASEMENT BOUNDARY



REFERENCES AND NOTES

THIS SURVEY IS BASED ON INFORMATION FROM TITLE REPORTS ORDER FILE NO. 58283 FROM KOOTENAI COUNTY TITLE COMPANY (EFFECTIVE DATE NOVEMBER 16, 2002).

LEGAL DESCRIPTIONS OF TAX PARCELS 10959, 8917, AND 8916 ON FILE WITH KOOTENAI COUNTY ASSESSOR'S OFFICE.



ALTA/ACSM CERTIFICATION

TO: KOOTENAI COUNTY TITLE COMPANY AND CHICAGO TITLE INSURANCE COMPANY
 ELLIOTT H. STINGER JR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

DATE: 8.10.2010
 J. CHRIS PFAHL PLS 4458

STATE OF IDAHO
 COUNTY OF KOOTENAI | 55
 I, DANIEL J. ENGLISH, being duly sworn, depose and say that I am the Surveyor who made the above described survey, and that the same was made in accordance with the minimum standard detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items of Table A thereof.

SURVEYOR'S CERTIFICATION

I, J. CHRIS PFAHL PLS. 4458 STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY DONE BY ME OR UNDER MY SUPERVISION.

