

Instrument # 927848
Bonner County, Sandpoint, Idaho
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Recorded for: SANDPOINT TITLE INSURANCE
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy cbrannon
Index to: WARRANTY DEED



After recording mail to: Grantee

WARRANTY DEED

Escrow No. 67058-JEN

FOR VALUE RECEIVED

Allen G. Cox Family, LLC, an Idaho Limited Liability Company, as successor to Allen G. Cox Estate and Jacquita D. Cox, a Widow

the Grantor do(es) hereby grant, bargain, sell and convey unto

Allen G. Cox Family, LLC, an Idaho Limited Liability Company

the Grantee whose current address is: **Po Box 128**
Sandpoint, ID 83864

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

A tract of land located in a portion of Section 23, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 23; thence N 89° 55' 47" E along the North line of said Section 23 a distance of 130.95 feet (record=N 89° 54' 00" E, 130.58 feet) to an intersection with the East right-of-way of the Burlington Northern-Santa Fe Railroad; thence S 10° 45' 10" E (record=S 10° 47' 08" E) along said right-of-way a distance of 171.53 feet to a point, said point being the TRUE POINT OF BEGINNING; thence continuing Southerly along said right-of-way a distance of 2880.00 feet, more or less, to an intersection with the North bank of the Original Channel of Sand Creek; thence Westerly along said North bank to a point that is 50.00 feet Easterly of, as measured at right angles to, the centerline of said Burlington Northern-Santa Fe Railroad right-of-way; thence Northerly parallel to and 50.00 feet Easterly of said centerline a distance of 2880 feet, more or less, to a point that is S 79° 14' 50" W (record=S 79° 12' 52" W) a distance of 150.00 feet from the True Point of Beginning; thence N 79° 14' 50" E (record= N 79° 12' 52" E) a distance of 150.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM

A tract of land located in a portion of Section 23, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 23; thence N 89° 55' 47" E along North line of said Section 23 a distance of 130.95 feet (record=N 89° 54' 00" E, 130.58 feet) to an intersection with the East right-of-way of the Burlington Northern-Santa Fe Railroad; thence 10° 45' 10" E (record=S 10° 47' 08" E) along said right-of-way a distance of 171.53 feet to a point, said point being the TRUE POINT OF BEGINNING; thence continuing along said right-of-way S 10° 45' 10" E a distance of 1613.21 feet; thence leaving said right-of-way S 79° 14' 50" W a distance of 30.00 feet; thence S 74° 21' 17" W a distance of 70.00 feet; thence N 84° 17' 09" W a distance of 43.00 feet; thence N 34° 16' 36" W a distance of 22.64 feet to a point that is 50.00 feet Easterly of, as measured at right angles to, the centerline of said Burlington Northern-Santa Fe Railroad right-of-way; thence N 10° 45' 10" W parallel to and 50.00 feet Easterly of said centerline a distance of

