

**Instrument # 1051349**  
**Bonner County, Sandpoint, Idaho**  
**08/27/2025 03:48:54 PM No. of Pages: 4**  
Recorded for: NEXTITLE NORTH IDAHO  
Michael W. Rosedale Fee: \$15.00  
Ex-Officio Recorder Deputy njanes  
Index to: WARRANTY DEED

**Warranty**  
**Deed Bonner**  
**County**  
**PTC 882390**  
**NXNI-0562823**



File No.: NXNI-0562823

## WARRANTY DEED

Title No. 882390

### FOR VALUE RECEIVED

**Joanne E. Ames, a single woman**

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

**Polar Built, LLC, an Idaho limited liability company**

GRANTEE(s), whose current address is: **14363 Pristine Circle, Rathdrum, ID 83858**

the following described real property in Bonner County, State of Idaho more particularly described as follows, to wit:

**See attached Exhibit "A"**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that 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 Grantee(s), and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

EXHIBIT A

Parcel 1:

A portion of Lot 15 of a subdivision of Section 10, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, according to the plat thereof, recorded in Book 1 of Plats, Page 128, records of Bonner County, Idaho, described as follows:

Beginning at the intersection of the East right of way line of North Boyer County Road and the South line of said Lot 15;

thence North 104 feet;

thence East 258 feet;

thence South 104 feet, to the South line of said Lot 15;

thence West to the Point of Beginning.

Parcel 2:

The South half of Lot 15 of a subdivision of Section 10, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, according to the plat thereof, recorded in Book 1 of: Plats, Page 128, records of Bonner County, Idaho.

Less the following described tract:

Beginning at the intersection of the East right of way line of the North Boyer County Road and the South line of said Lot 15,

thence North 104 feet;

thence East 258 feet,

thence South 104 feet, to the South line of said Lot 15; thence West to the Point of Beginning.

Also less Boyer Avenue

Also less the following described tract:

The North 116 feet of the West 110 feet of the South half of Lot 15, a subdivision of Section 10, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, according to Book 1 of Plats, Page 128, records of Bonner County; Except Boyer Avenue.

<sup>26</sup>   
Dated: August 12, 2025


  
Joanne E. Ames

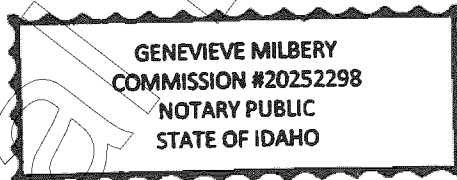
STATE OF IDAHO)

COUNTY OF )

On this 26<sup>th</sup> day of August, in the year of 2025, before me the undersigned Notary Public in and for said State, personally appeared Joanne E. Ames 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for Idaho  
My commission expires:



GENEVIEVE MILBERY  
Residing in: Sandpoint, ID  
Commission Expires: 06/26/2031

Unofficial Document