

**Instrument # 998846**  
**Bonner County, Sandpoint, Idaho**  
**01/10/2022 04:21:42 PM No. of Pages: 3**  
**Recorded for: TITLEONE - SANDPOINT**  
**Michael W. Rosedale Fee: \$15.00**  
**Ex-Officio Recorder Deputy rflaherty**  
**Index to: WARRANTY DEED**



Order Number: 20394023

## **Warranty Deed**

For value received,

**Litehouse Inc., an Idaho Corporation**

the grantor, does hereby grant, bargain, sell, and convey unto

**Big Creek Land Company, an Idaho limited liability company**

whose current address is 1950 W Bellerive Lane Suite B107 Coeur D Alene, ID 83814

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

**See Exhibit A, attached hereto and incorporated herein.**

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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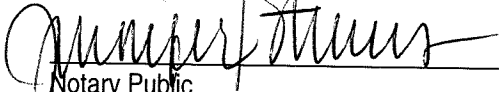
Dated: 1-10-22

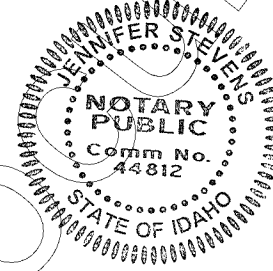
Litehouse Inc., an Idaho Corporation

By: Kelly Prior, President

State of Idaho, County of Bonner, ss.

On this 10 day of January in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Kelly Prior known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

  
\_\_\_\_\_  
Notary Public  
Residing In: Sandpoint  
My Commission Expires: 01/30/2024  
(seal)



## EXHIBIT A

### LEGAL DESCRIPTION OF THE PREMISES

The Southwest Quarter of the Northwest Quarter of Section 10, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

TOGETHER with a portion of tract received by Judgment to Harold I. Tibbs and Virginia I. Tibbs, husband and wife, by Judgment recorded as Instrument Number 243353, records of Bonner County, Idaho, adjacent to the above described tracts, lying Southerly thereof and between the Southerly extensions of the side lines of the above tract.

LESS County Road rights-of-way;

LESS Great Northern Railway right-of-way;

LESS that portion of the Southwest Quarter of the Northwest Quarter of Section 10, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying West of the Great Northern Railway right-of-way;

LESS that portion of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 10, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying East of the County Road, including that portion of the tract received by Judgment to Harold I. Tibbs and Virginia I. Tibbs, Husband and Wife, by Judgment recorded as Instrument Number 243353, records of Bonner County, Idaho, adjacent to the above described tracts, lying Southerly thereof and between the Southerly extensions of the side lines of the above described tract.