

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Benjamin C.L. Crosby  
13832 S Ridgeview Dr  
Harrison, Idaho, 83833

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## WARRANTY DEED

THE GRANTOR,

- Thomas G. Crosby, a single person, (how do you want your name?)

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE:

- "Crosby-Ling Family Trust dated February 10, 2017", Benjamin C.L. Crosby and Alice M.C. Ling, Trustees, 13832 S Ridgeview Dr, Harrison, Kootenai County, Idaho, 83833,

an undivided one-half (50%) interest in??? (we need a legal opinion about language!) the following described real estate, situated in Harrison, in the County of Kootenai, State of Idaho, together with all after acquired title of the Grantor therein:

Legal Description: (should the following be included as "Attachment A"?)

Parcel 1:

A tract of land lying in Lot 2, Section 11, Township 48 North, Range 4 West, B.M., Kootenai County, State of Idaho, and being more particularly described as follows:

Beginning at Corner No. 1, a drill steel, from whence "Reference Mark No. 203" bears south 16°04.2' West, 474.03 feet distant; said Reference Mark No. 203 being a hollow drill steel 48 inches long, 31 inches in the ground and from which the quarter corner between sections 11 and 12, Township 48 North, Range 4 West, B.M., bears North 59°25.9' East, 2,547.32 feet distance; thence

North 50°00.3' West, 194.31 feet distance to a drill steel on line; thence

North 50°00.3' West (shown of record as North 50°00.3' West or South 50°00.3' East) to Corner No. 2, a point on the meander line of Coeur d'Alene Lake; thence

Easterly along said meander line to Corner No. 3, a point; thence

South 51°45.4' East (shown of record as North 51°45.4' West or South 51°45.4' East) to a drill steel on line; thence

South 51°45.4' East, 168.58 feet distance to Corner No. 4, a drill steel; thence

South 61°18.2' West, 132.27 feet distance to Corner No. 1, the place of beginning, and sometimes referred to as Tax No. 5644 recorded in book 194, at page 83, records of Kootenai County, State of Idaho.

Parcel 2:

A portion of Lot 2, Section 11, Township 48 North, Range 4 West, B.M., Kootenai County, State of Idaho as surveyed and marked on the ground according to the Record of Survey by Meckel Engineering and Surveying dated April 5, 1982 and made a part hereof, described as follows:

Commencing at the East quarter corner of said Section 11 from which the Southeast Section corner bears south 04°56'31" East, 2658.88 feet; thence

South 50°55'03" West, 1774.72 feet to Reference Monument 204 of a survey by Kenneth Preston, September 10, 1958; thence

North 79°21'00" West, 886.58 feet to Reference Monument 203 of the survey by Kenneth Preston; thence

North 28°52'08" East, 679.39 feet to a drill steel, said point being on the road easement, and Northeast corner of Tax Number 5583 (Book 193 of Deeds, Page 92, records of Kootenai County); thence

South 46°45'29" West, 110.98 feet along the East Line of Tax Number 5583 to the Southeast corner thereof; said point being also the Northeast corner of Tax

Number 5644 (Book 194 of Deeds, Page 83, records of Kootenai County) and the TRUE POINT OF BEGINNING; thence

South 61°09'53" West, 132.34 feet along the East line of Tax Number 5644 to the Southeast corner therefrom from which a drill steel on the South line of said Tax Number bears North 49°58'06" West, 194.53 feet; thence

South 49°58'06" East, 75.00 feet, a point on road easement; thence

North 36°31'58" East, 124.29 feet, a point on road easement; thence

North 51°45'23" West, 19.71 feet to the Northeast corner of Tax Number 5644, to the True Point of Beginning from which a drill steel on the North line of said Tax Number bears North 51°45'23" West, 168.46 feet.

Together with a permanent easement for ingress and egress to the property of the parties of the second part over and upon the existing private road which is more particularly described as follows:

Commencing at the East Quarter corner of said Section 11 from which the Southeast Section corner bears South 04°56'31" East, 2658.88 feet; thence

South 50°55'03" West, 1774.72 feet to Reference Monument 204 of a survey by Kenneth Preston, September 10, 1958; thence

North 79°21'00" West, 886.58 feet to Reference Monument 203 of the survey by Kenneth Preston; thence

North 28°52'08" East, 679.39 feet, to a drill steel, said point being the Northeast corner of Tax No. 5583 (Book 193 of Deeds, Page 92, records of Kootenai County) and the TRUE POINT OF BEGINNING; thence

South 36°31'58" West, 234.10 feet; thence

South 44°54'10" West, 150.18 feet; thence

North 77°11'47" West, 32.85 feet; to the Northeast corner of Tax No. 5730 (Book 195 of Deeds, Page 405, records of Kootenai County); thence

South 03°43'54" East, 122.87 feet along the East line of said Tax No. 5730 to the Southeast corner thereof being also the most northerly corner of Tax No. 5670 (Book 194 of Deeds, Page 433, records of Kootenai County); thence

South 43°38'28" East, 60.17 feet along the Northeast line of said Tax No. 5670 to the most Easterly corner thereof; thence

North 41°50'42" East, 85.20 feet; thence

North 46°46'48" West, 41.66 feet; thence

North 31°05'25" West, 29.31 feet; thence

North 44°54'10" East, 163.67 feet; thence

North 36°31'58" East, 222.29 feet north of water tank; thence

Continuing North 69°27'52" East 5 feet more or less to the West right of way line of US Highway 97; thence

Northerly 55 feet, more or less, along said West line to a point from which an iron rod and cap bears South 69°27'52" West, 5 feet more or less; thence

South 69°27'52" West, 5 feet more or less, to said iron rod and cap from which the aforesaid iron rod and cap bears South 03°43'50" East, 54.89 feet; thence

South 69°27'52" West, 495.48 feet to the true point of beginning.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantee that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 48N04W117995

**Grantor Signature:**

DATED: \_\_\_\_\_

\_\_\_\_\_  
Thomas G. Crosby  
528 Park Ave  
Whitefish, Montana, 59937

STATE OF IDAHO, COUNTY OF KOOTENAI, ss:

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me,

\_\_\_\_\_, personally appeared Thomas G Crosby, known to me  
(or satisfactorily proven) to be the persons whose names are subscribed to the within instrument  
and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and  
official seal.

\_\_\_\_\_  
Notary Public  
Signature of person taking acknowledgment

\_\_\_\_\_  
Title (and Rank)

My commission expires \_\_\_\_\_

Notary Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_