

WHEN RECORDED RETURN TO:

INDIAN HEAD LLC
4050 PINE MEADOWS DR
LOON LAKE, WA 99148

Auditor File #: 2018 0001538

Recorded at the request of:

STEVENS COUNTY TITLE COMPANY

on 03/09/2018 at 12:01

Total of 3 page(s) Paid: \$ 76.00
STEVENS COUNTY, WASHINGTON
TIM GRAY, AUDITOR

AALLEN

DOCUMENT TITLE(S)

1. Statutory Warranty Deed
- 2.
- 3.
- 4.

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

☐ Additional numbers on page _____ of document

GRANTOR(S):

1. NORRIS, THOMAS R

GRANTEE(S):

1. INDIAN HEAD LLC

LEGAL DESCRIPTION Part of the SE1/4 of 1-30-41

SEE ATTACHED FULL LEGAL

☐ Additional legal description is on page 2 of document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S):

5223300, 5223400, 5223700, 5223900

☐ Additional legal description is on page _____ of document

The Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

No 18398
AFFIDAVIT
WA R.E. EXCISE TAX

MAR 09 2018

PAID 311

STEVENS COUNTY TREASURER

When recorded return to:

INDIAN HEAD LLC
4050 PINE MEADOWS DR
LOON LAKE, WA 99148

STATUTORY WARRANTY DEED

Escrow No.: 128166MW

Title Order No.: 128166

THE GRANTOR(S)

THOMAS R NORRIS, An Unmarried Man

for and in consideration of TWENTY THOUSAND AND NO/100 DOLLARS(\$20,000.00) in hand paid, conveys, and warrants to

INDIAN HEAD LLC, a Washington Limited Liability Company

the following-described real estate, situated in the County of Stevens, State of Washington:

PARCEL A: (5223300)

That part of the SE1/4 of Section 1, Township 30 North, Range 41 East, W.M., in Stevens County, Washington, described as follows:

Commencing at the Southwest corner of Lot 1, Block 3, DEER LAKE HOMES ADDITION, according to plat thereof recorded in Book B of Plats, page 76, in Stevens County, Washington; thence South 37°42' East 113.92 feet; thence North 80°55' East 45.39 feet; thence South 45°00' East 500.00 feet; thence South 25°00' West 212.84 feet; thence South 17°00' West 94.93 feet to the True Point of Beginning; thence South 81°00' East 70.00 feet; thence South 09°00' West 150.00 feet; thence North 81°00' West 70.00 feet; thence North 09°00' East 150.00 feet to the True Point of Beginning.

PARCEL B: (5223400)

That part of the SE1/4 of Section 1, Township 30 North, Range 41 East, W.M., in Stevens County, Washington, described as follows:

Commencing at the Southwest corner of Lot 1, Block 3, DEER LAKE HOMES ADDITION, according to plat thereof recorded in Book B of Plats, page 76, in Stevens County, Washington; thence South 37°42' East 113.92 feet; thence North 80°55' East 45.39 feet; thence South 45°00' East 500.00 feet; thence South 25°00' West 212.84 feet; thence South 17°00' West 94.93 feet to the True Point of Beginning; thence North 81°00' West 100.00 feet; thence South 09°00' West 150.00 feet; thence South 81°00' East 100.00 feet; thence North 09°00' East 150.00 feet to the True Point of Beginning.

PARCEL C: (5223700)

That part of the SE1/4 of Section 1, Township 30 North, Range 41 East, W.M., in Stevens County, Washington, described as follows:

Commencing at the Southwest corner of Lot 1, Block 3, DEER LAKE HOMES ADDITION, according to plat thereof recorded in Book B of Plats, page 76, in Stevens County, Washington; thence South 37°42' East 113.92 feet; thence North 80°55' East 45.39 feet; thence South 45°00' East 500.00 feet; thence South 54°30' East 75.00 feet to the True Point of Beginning; thence North 11°10' East 100.00 feet; thence South 78°50' East 150.00 feet; thence South 11°10' West 100.00 feet; thence North 78°50' West 150.00 feet to the True Point of Beginning.

PARCEL D: (5223900)

That part of the SE1/4 of Section 1, Township 30 North, Range 41 East, W.M., in Stevens County, Washington, described as follows:

Commencing at the Southwest corner of Lot 1, Block 3, DEER LAKE HOMES ADDITION, according to plat thereof recorded in Book B of Plats, page 76, in Stevens County, Washington; thence South 37°42' East 113.92 feet; thence North 80°55' East 45.39 feet; thence South 45°00' East 500.00 feet; thence South 54°30' East 75.00 feet; thence South 78°50' East 20.00 feet; thence South 11°10' West 20.00 feet to the True Point of Beginning; thence South 78°50' East 120.00 feet; thence South 11°10' West 50.00 feet; thence North 78°50' West 120.00 feet; thence North 11°10' East 50.00 feet to the True Point of Beginning.

STATUTORY WARRANTY DEED
(Continued)

Tax Parcel Number(s): LISTED ABOVE

SUBJECT TO 2018 PROPERTY TAXES.

SUBJECT TO Assessments or LIDs, if any, as may be levied by the County of Stevens or the Public Utility District No. 1.

SUBJECT TO an Easement Excepting all existing water rights, right of way for railroad, existing roads, ditches and flumes; also reserving and excepting in said vendors, their successors and assigns, the right to go over, through and across the lands herein described for all necessary purposes of ingress and egress to such contiguous lands as said vendors have held or now hold as executors of the Estate of Julius Galland, deceased, provided that such right of ingress and egress shall not unreasonably interfere with any improvements of said vendors, and that vendors, their successors and assigns, shall if the premises herein contracted for be fenced, provide and maintain gates at their own cost and expense. Dated July 24, 1930, Recorded July 22, 1936 in Book 97 of Deeds, page 129.

SUBJECT TO An easement to construct logging roads. Dated February 1, 1946, Recorded February 27, 1946 in Book 122 of Deeds, page 553.

SUBJECT TO An easement for a strip of land 60 feet in width. Dated August 13, 1956, Recorded September 25, 1956 in Book 157 of Deeds, page 560.

SUBJECT TO Easement for an electric transmission or distribution line as granted to Stevens County Electric Cooperative, Inc., a corporation, together with the right to cut trees and shrubbery to the extent necessary to keep them clear of said line. Recorded November 18, 1957 under Auditor's File No. 315206.

SUBJECT TO Easement for an electric transmission or distribution line as granted to Stevens County Electric Cooperative, Inc., a corporation, together with the right to cut trees and shrubbery to the extent necessary to keep them clear of said line. Recorded November 18, 1957 under Auditor's File No. 315207.

SUBJECT TO An easement for private road right of way. Recorded April 8, 1959 under Auditor's File No. 326201.

SUBJECT TO Agreement for Joint use of said easement. Recorded October 29, 1964 under Auditor's File No. 364330.

SUBJECT TO A perpetual non-exclusive easement over and across all roadways currently established over that certain real property owned by the grantor and located adjacent to and immediately West of the conveyed property, for purposes of access ingress and egress between the convey property and the public right of way. Dated January 5, 2006, Recorded January 9, 2006 under Auditor's File No. 20060000338.

SUBJECT TO any lack of a right of access to and from the land.

Dated: 3/7/2018

Thomas R Norris
THOMAS R NORRIS

STATE OF Idaho
COUNTY OF Kootenai

I certify that I know or have satisfactory evidence that THOMAS R NORRIS and is/are the person(s) who appeared before me, and that he/she/they acknowledged that he/she/they signed this instrument to be the free and voluntary act for the uses and purposes mentioned in the instrument.

Witness my hand and official seal, this the 7 day of March, 2018.

Teena M Frank
Notary Public in and for the State of Idaho
Residing at Coeur d'Alene

