

WARRANTY DEED

FOR VALUE RECEIVED, W.J. CARLSON, an unmarried man, the grantors, do hereby grant, bargain, sell and convey unto:

BRUCE L. BAUMGARTNER and JANICE J. BAUMGARTNER  
husband and wife

P.O. Box 241  
Deary, Idaho 83823

the grantees, the following described premises situated in Latah County, State of Idaho, to-wit:

See description contained on Continued Schedule A attached hereto.

Approved by Grantees: \_\_\_\_\_

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including all water and water rights, ditch and ditch rights.

SUBJECT to reservations in United States Patent, restrictive covenants, existing and recorded rights-of-way and easements, zoning and building ordinances, and taxes and assessments as prorated between the parties hereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their successors, heirs and assigns forever. Said Grantors do hereby covenant to and with said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances except as hereinabove set forth and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 12 day of May, 2005.

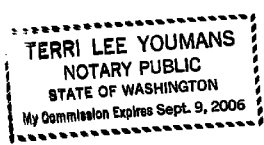
W.J. Carlson  
W.J. CARLSON

STATE OF Washington  
County of Grays Harbor ss

On this 12 day of May, 2005, before me, the undersigned, a Notary Public in and for said state, personally appeared W.J. CARLSON, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, on the date last above written.

Terri Lee Youmans  
NOTARY PUBLIC for: Washington  
Residing at: Hoguen  
My Commission Expires: 9-9-06



CONTINUED SCHEDULE A

The land referred to in this policy is situated in the State of Idaho, County of Latah and is described as follows:

All of the land in the SE1/4NE1/4 of Section 27, Township 40 North, Range 2 West, B.M., lying West of State Highway No. 3.

ALSO a portion of the E1/2NE1/4 of said Section 27, lying West of State Highway No. 3, more particularly described as follows:

BEGINNING at the NE1/16 corner of said Section 27; thence S. 73°29'20" E. 126.61 feet, to the TRUE POINT OF BEGINNING; thence N. 87°42'35" E. 293.00 feet, to a point on the Westerly right of way line of State Highway No. 3; thence N. 11°29'46" W. 281.60 feet along said highway right of way line to a point on the Southeast right of way line of Big Bear Ridge Road, said point being 25.0 feet from the centerline; thence S. 39°26'33" W. 372.49 feet along said right of way line to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM land granted to Highway District Nos. 2 and 3, as more fully set out in instruments recorded in Book 81 of Deeds at Pages 453, 455, 457, 458, 465 and 468.

ALSO EXCEPTING THEREFROM land granted to the State of Idaho, as more fully set out in instruments recorded in Book 97 of Deeds at Page 562 and under Recorder's Fee No. 208941.

495865

NO. \_\_\_\_\_  
AT THE REQUEST OF  
LATAH COUNTY TITLE CO  
DATE & HOUR: 5-16-05 3:45  
SUSAN PETERSEN  
LATAH COUNTY RECORDER  
FEE \$ 6.00 BY: 