

WHEN RECORDED MAIL TO:

GRANTEE

Escrow No.: 6201-5840-NA

Instrument # 843503

BONNER COUNTY, SANDPOINT, IDAHO
4-29-2013 03:19:54 No. of Pages: 2
Recorded for : NIT
MARIE SCOTT Fee: 13.00
Ex-Officio Recorder Deputy CB
Index to: WARRANTY DEED

WARRANTY DEED

FOR VALUE RECEIVED, **GARRY T. SHEA AND MARY JANE SHEA , HUSBAND AND WIFE,**
Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto
CORLISS L. NEWMAN AND JOHN P. BODINGER , WIFE AND HUSBAND, as community property
with rights of survivorship, Grantee,
whose address is: 3413 E 45TH CT, , SPOKANE, WA 99223,
the following described premises, County of BONNER
to-wit:

SEE ATTACHED EXHIBIT 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), their heirs and assigns forever, and the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that they are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT CURRENT TAXES AND EASEMENTS OF RECORD OR IN VIEW.

And that they will warrant and defend the same from all lawful claims whatsoever.

DATED. April 22, 2013

By: [Signature]
GARRY T. SHEA

By: [Signature]
MARY JANE SHEA

State of WASHINGTON)
County of SPOKANE)

On this 22nd day of APRIL, 2013 , before me, the undersigned
a Notary Public in and for said State, personally appeared Garry T. Shea
and Mary Jane Shea

known or identified to me to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same

[Signature]
Notary Public in and for County and State
Residing at Spokane WA
My commission expires 4-9-2016



EXHIBIT "A"

THE BULLFROG UNIT OF THE WESTWOOD VILLAGE CONDOMINIUM, ACCORDING TO THE AMENDMENT AND RESTATEMENT OF WESTWOOD VILLAGE CONDOMINIUM DECLARATION, RECORDED AS INSTRUMENT NO. 288945, RECORDS OF BONNER COUNTY, IDAHO, AND AS AMENDED BY AMENDMENT AND RESTATEMENT RECORDED DECEMBER 03, 1987, AS INSTRUMENT NO. 343148, AND AS AMENDED BY AMENDMENT AND RESTATEMENT RECORDED JULY 21, 1989 AS INSTRUMENT NO. 364016, AND FURTHER AMENDED BY INSTRUMENT NUMBERS 566672, 777869 AND 834345.

SAID UNIT BEING LOCATED WITHIN THE FOLLOWING DESCRIBED AREA:

BEGINNING AT A POINT ON THE NORTH-SOUTH SUBDIVISION LINE OF SAID SECTION 28, WHICH IS 2549.84 FEET, SOUTHERLY FROM THE ONE-QUARTER CORNER BETWEEN SECTIONS 21 AND 28;

THENCE EAST 536.08 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH $02^{\circ} 42' 42''$ EAST, 34.45 FEET;

THENCE NORTH $89^{\circ} 52' 28''$ EAST, 103.75 FEET;

THENCE SOUTH $00^{\circ} 23' 21''$ WEST, 112.87 FEET TO A POINT ON THE BANK OF THE PEND OREILLE RIVER;

THENCE SOUTH $00^{\circ} 23' 21''$ WEST TO THE MEAN HIGH WATER LINE OF THE PEND OREILLE RIVER;

THENCE SOUTHWESTERLY ALONG SAID HIGH WATER LINE TO A POINT THAT IS SOUTH $00^{\circ} 03' 00''$ EAST OF THE TRUE POINT OF BEGINNING;

THENCE NORTH $00^{\circ} 03' 00''$ WEST, TO A POINT ON THE BANK OF THE PEND OREILLE RIVER;

THENCE NORTH $00^{\circ} 03' 00''$ WEST, 129.48 FEET TO THE TRUE POINT OF BEGINNING.