

AFTER RECORDING, MAIL TO GRANTEE.
FATCO #97259/28842

FILED BY

AUG 27 1997

RECORDED BY

DEPUTY

509540 WARRANTY DEED

For Value Received,

ROGER S. SCHUBERT and KAREN R. SCHUBERT, husband and wife,
the grantors. do hereby grant, bargain, sell, and convey unto

GARRY T. SHEA and MARY JANE SHEA, husband and wife,
the grantees, whose current address is:

S. 3608 Downing Court, Spokane, WA, 99203

the following described premises, to-wit:

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 3, 1987, as Instrument No. 343148, and as amended by Amendment and Restatement recorded July 21, 1989, as Instrument No. 364016, records of said County;

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°42'42" East, 34.45 feet; thence North 89°52'28" East, 103.75 feet; thence South 00°23'21" West, 112.87 feet to a point on the bank of the Pend Oreille River; thence South 00°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°03'00" East of the True Point of Beginning; thence North 00°03'00" West to a point on the bank of the Pend Oreille River; thence North 00°03'00" West 129.48 feet to the True Point of Beginning.

SUBJECT TO: 1997 General Taxes, a lien in the process of assessment, not yet due or payable. Easements, restrictions, reservations, provisions of record, and Assessments for the Westwood Village Condominiums, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that they will warrant and defend the same from all claims whatsoever.

Dated: August 18, 1997

Roger Schubert

ROGER S. SCHUBERT

Karen R. Schubert

KAREN R. SCHUBERT

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Warranty Deed
Schubert/Shea

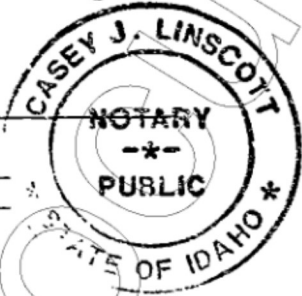
STATE OF IDAHO

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: SS

COUNTY OF BONNER

On This 20th day of August in the year 1997 before me, a Notary Public in and for said State, personally appeared ROGER S. SCHUBERT and KAREN R. SCHUBERT, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that he/she/they executed the same.

Casey J. Linscott
Notary Public
Residing at Sagle ID
Commission Expires 12/4/01



Official Document