



229370

After recording mail to: Grantee

229201

WARRANTY DEED

STATE OF IDAHO }
County of Boundary } SS.
Filed by: Community Title
on 10-31-06 at 1:40
Glenda Poston
County Recorder C. Petersen
By Deputy
Fee \$ 9.00
Mail to CT

Escrow No.: 10103-KLM

FOR VALUE RECEIVED

Donald Loyed Becker and De Etta Faye Becker, Trustees of the Donald and De Etta Becker Living Trust, dated December 26, 1996

the grantor, do(es) hereby grant, bargain, sell and convey unto

Gary A. Higgins and Marilyn Higgins, Husband and Wife

whose current address is 2636 Caps Way
Fallbrook, CA 92028

the grantees, the following described premises, in Boundary County, Idaho, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO FOR COMPLETE LEGAL DESCRIPTION.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they the owners in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: October 30, 2006

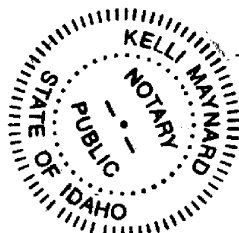
Donald and De Etta Becker Living Trust, dated December 26, 1996

Donald Loyed Becker Trustee De Etta Faye Becker Trustee
By: Donald Loyed Becker, Trustee By: De Etta Faye Becker, Trustee

STATE OF IDAHO }
COUNTY OF BOUNDARY } SS.

On this 30th day of October, 2006, before me, a Notary Public in and for said state, personally appeared **Donald Loyed Becker and De Etta Faye Becker** known or identified to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument as Trustee of the **Donald and De Etta Becker Living Trust** and acknowledged to me that they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Kelli Maynard
Notary Public for the State of Idaho
Residing at: Sandpoint
Commission Expires: 11-20-09

STATE OF IDAHO }
County of Boundary } SS.
Filed by: Community Title
on 11-13-06 at 2:35
Glenda Poston
County Recorder C. Petersen
By Deputy
Fee \$ 12.00 chg
Mail to CT



After recording mail to: Grantee

WARRANTY DEED

Escrow No.: 10103-KLM

FOR VALUE RECEIVED

Donald Loyed Becker and De Etta Faye Becker, Trustees of the Donald and De Etta Becker Living Trust, dated December 26, 1996

the grantor , do(es) hereby grant, bargain, sell and convey unto

Gary A. Higgins and Marilyn Higgins, Husband and Wife

whose current address is 2636 Caps Way Fallbrook, CA 92028

the grantees, the following described premises, in Boundary County, Idaho, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO FOR COMPLETE LEGAL DESCRIPTION.

The covenant and restriction that the therein described land when combined cannot be subdivided into less than 5 acres parcels. Said restriction will apply as long as grantors and their sons, Kevin A. Becker and wife, Glenette B. Becker and Darrell D. Becker and wife, Brenda S. Becker own land in the Northeast Quarter of the Southeast quarter of Section 18, Township 62 North, Range 2 East, 1 B. M. Boundary County, Idaho.

[Signature of Gary A. Higgins]
Gary A. Higgins

[Signature of Marilyn Higgins]
Marilyn Higgins

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they the owners in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: _____

Donald and De Etta Becker Living Trust, dated December 26, 1996

By: Donald Loyed Becker, Trustee

By: De Etta Faye Becker, Trustee

STATE OF IDAHO }
COUNTY OF BOUNDARY }SS.

On this ___ day of October, 2006, before me, a Notary Public in and for said state, personally appeared Donald Loyed Becker and De Etta Faye Becker known or identified to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument as Trustee of the Donald and De Etta Becker Living Trust and acknowledged to me that they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Idaho
Residing at: Sandpoint
Commission Expires: 11-20-09

229370

Escrow No. 10103-KLM

229201

EXHIBIT "A"

In the State of **Idaho**, County of **Boundary**:

The Northeast quarter of the Southeast quarter of Section 18, Township 62, Range 2 East, Boise Meridian;

LESS the Northeast of the Northeast of the Southeast quarter of Section 18, Township 62 North, Range 2 East, Boise Meridian, Boundary County, Idaho, LESS the County Road;

LESS that portion of the Northeast quarter of the Southeast quarter of Section 18, Township 62 North, Range 2 East, Boise Meridian, Boundary County, Idaho, described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Southeast quarter;

Thence North along the East Section line of said Section 18, 450 feet to a point;

Thence leaving the East Section line of said Section 18, going West and parallel with the South line of the Northeast quarter of the Southeast quarter 580 feet;

Thence South and parallel with the East Section line of said Section 18 to the South line of the Northeast quarter and the Southeast quarter;

Thence East along the South line of the Northeast quarter of the Southeast quarter, 580 feet to the point of beginning.

LESS that portion of the Northeast quarter of the Southeast quarter of Section 18, Township 62 North, Range 2 East, Boise Meridian, more particularly described as follows:

Beginning at the Northwest corner of the Northeast quarter of the Southeast quarter;

Thence South along the West line of the Northeast quarter of the Southeast quarter, 507.32 feet to a point;

Thence leaving the West line of the Northeast quarter of the Southeast quarter, going East and parallel with the South line of the Northeast quarter of the Southeast quarter, 185.00 feet;

Thence North and parallel with the East Section line of said Section 18 to the North line of the Northeast quarter of the Southeast quarter;

Thence West along the North line of the Northeast quarter of the Southeast quarter 185.00 feet to the point of beginning.

LESS a tract of land located in the Northeast quarter of the Southeast quarter of Section 18, Township 62 North, Range 2 East, Boise Meridian, Boundary County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Southeast quarter;

Thence North along the East Section line 525.00 feet to the true point of beginning;

Thence West 270.56 feet;

Thence North 161.00 feet

Thence East 270.56 feet to the East Section line of said Section 18;

Thence South 161.00 feet to the true point of beginning.

LESS a tract of land located in the Northeast quarter of the Southeast quarter of Section 18, Township 62 North, Range 2 East, Boise Meridian, Boundary County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Southeast quarter;

Thence North along the East Section line of said Section 18, 450.00 feet to the true point of beginning;

Thence West along the North line of the property described in Instrument No. 176097, 580.00 feet;

Thence North 75.00 feet;

Thence East 580.00 feet to the East Section line of said Section 18;

Thence South 75 feet to the true point of beginning.

PARCEL 2:

229370

229201

The Northeast of the Northeast of the Southeast quarter of Section 18, Township 62 North, Range 2 East, Boise Meridian, Boundary County, Idaho, LESS the County Road;

LESS a tract of land located in the Northeast quarter of the Southeast quarter of Section 18, Township 62 North, Range 2 East, Boise Meridian, Boundary County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Southeast quarter;

Thence North along the East Section line 525.00 feet to the true point of beginning;

Thence West 270.56 feet;

Thence North 161.00 feet

Thence East 270.56 feet to the East Section line of said Section 18;

Thence South 161.00 feet to the true point of beginning.