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### **SPRING EASEMENT**

MELVIN C. KEARNEY ("Kearney"), a single man, is the owner of Parcel 1 described in the attached Exhibit "A".

JOEL WILLIS BUCK and MARGARET LOUISE BRANDEIS, husband and wife ("Buck/Brandeis"), are the owners of Parcel 2, described in the attached Exhibit "B".

**FOR VALUE RECEIVED**, Kearney does hereby GRANT, BARGAIN, SELL and CONVEY unto Buck/Brandeis, whose address is 5618 Talache Road, Sagle, ID 83860, and to their heirs, successors and assigns, an EXCLUSIVE EASEMENT for access to and use of a Spring located on Parcel 1.

The scope of this easement is the current water line from the Spring to the boundary line between Parcel 1 and Parcel 2, plus the Spring itself, as well as sufficient extra space to allow for vehicle access to and maintenance of the Spring and any water system elements located at the Spring, and for vehicle access to and maintenance, repair and replacement of the elements of the water line.

After any entry onto Parcel 1, any damage caused by such entry or by any work done on the Spring, elements of the water system, and/or water

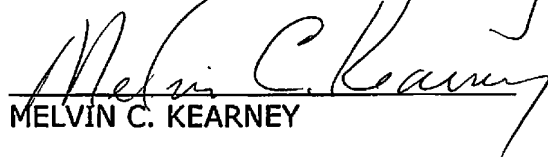
SPRING EASEMENT 1

line, the owner(s) of Parcel 2 shall promptly repair any such damage to bring the condition of Parcel 1 back to its pre-entry condition.

**THIS EASEMENT** shall be **EXCLUSIVE** and is appurtenant to and for the perpetual benefit of Parcel 2. The owner(s) of Parcel 1 shall have no rights to the water or water line, and shall not impair the ability of the owner(s) of Parcel 2 from access to or use of the Spring. No improvements, including but not limited to buildings, landscaping, or fencing, shall be erected or placed on the water line or in any area that will restrict access to the Spring or water line.

The location of the Spring and water line are approximately illustrated on the attached Exhibit "C".

**IN WITNESS WHEREOF** the undersigned has executed this instrument this 1 day of Aug, 2014.

  
MELVIN C. KEARNEY

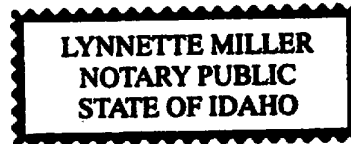
SPRING EASEMENT 2

STATE OF Idaho )  
 ) ss.  
County of Bonner )

This day personally appeared before me, the undersigned Notary Public, MELVIN C. KEARNEY, known or proven to me to be the person whose signature is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1<sup>st</sup> day of August, 2014.

Lynnette Miller  
Notary Public  
Residing at: Athol  
Comm. Exp.: May 2 2017



SPRING EASEMENT 3

2008 Descriptions for Carver Kearney (Boundary Line Adjustments)

Parcel 1

A parcel of land located in portions of the Stena Lode Claim, MS#1743, the Stena No. 2 Lode Claim, MS#1743, and the Keystone Lode Claim, MS#1743, Section 6, Township 55 North, Range 1 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at Corner No. 3 of Stena Lode Claim; Thence N75°55'W, along the south line of said Stena Lode Claim, a distance of 167.24 feet; Thence N37°23'11"W a distance of 159.12 feet; Thence N14°01'26"E a distance of 152.61 feet; Thence N33°20'01"W a distance of 564.66 feet (record 580.34) to the west line of the Stena Lode Claim and the TRUE POINT OF BEGINNING;

Thence along the southerly line of the tract described in Instrument No. 649413 the following four (4) courses:

- 1) S33°20'01"E a distance of 564.66 feet (record 580.34);
- 2) S14°01'26"W a distance of 152.61 feet;
- 3) S37°23'11"E a distance of 159.12 feet;
- 4) S75°55'00"E a distance of 215.00 feet to the west line of that tract described in Instrument No. 607749;

Thence S02°44'40"E, along said west line, a distance of 596.68 feet;

Thence S83°53'44"W a distance of 191.37 feet;

Thence N22°55'18"W a distance of 128.74 feet;

Thence N50°16'12"W a distance of 212.58 feet

Thence N72°44'24"W a distance of 89.01 feet;

Thence S86°08'42"W a distance of 219.73 feet to the west line of said Keystone Lode Claim;

Thence N05°46'00"E, along the west line of said Keystone Lode Claim, a distance of 510.46 feet to Corner No. 1 of Keystone Lode Claim & Corner No. 4 of Stena Lode Claim;

Thence N13°45'00"E, along the west line of Stena Lode Claim, a distance of 387.00 feet to Corner No. 5 of Stena Lode Claim;

Thence N09°02'13"W, along the west line of Stena Lode Claim, a distance of 268.37 feet to the POINT OF BEGINNING.

Containing 11.26 acres, more or less.

END OF DESCRIPTION

EXHIBIT "A"

Parcel 2

A parcel of land located in a portion of the Keystone Lode Claim, MS#1743, Section 6, Township 55 North, Range 1 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

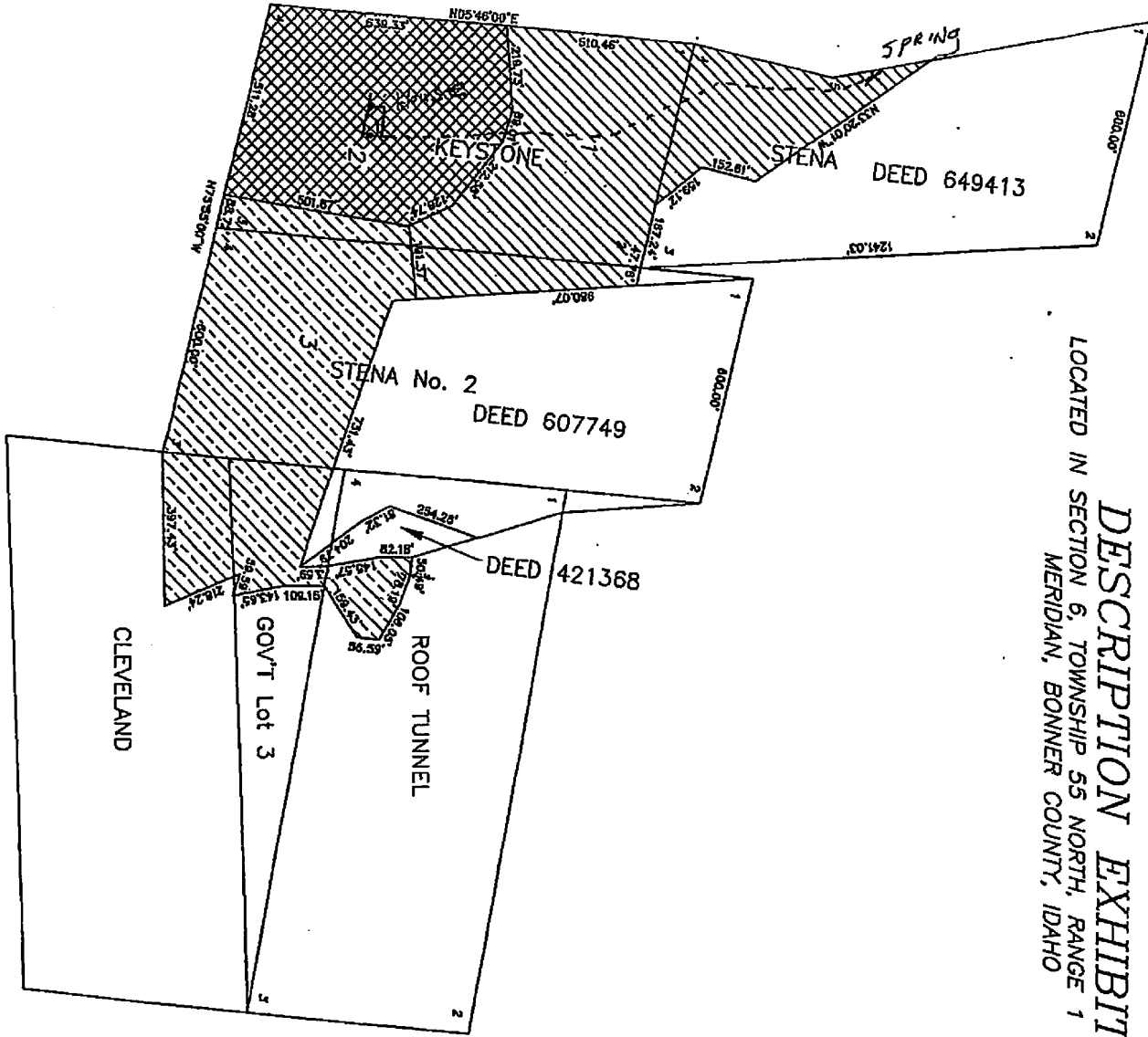
Commencing at Corner No. 1 of said Keystone Lode Claim; Thence S05°46'00"W, along the west line of said Keystone Lode Claim, a distance of 510.46 feet to the TRUE POINT OF BEGINNING;

Thence N86°08'42"E a distance of 219.73 feet;  
Thence S72°44'24"E a distance of 89.01 feet;  
Thence S50°16'12"E a distance of 212.58 feet;  
Thence S22°55'18"E a distance of 128.74 feet  
Thence S09°53'22"W a distance of 501.87 feet to the south line of said Keystone Lode Claim;  
Thence N75°55'00"W, along said south line, a distance of 511.28 feet to Corner No. 4 of said Keystone Lode Claim;  
Thence N05°46'00"E, along the west line of said Keystone Lode Claim, a distance of 639.33 feet to the POINT OF BEGINNING.

Containing 8.00 acres, more or less.

END OF DESCRIPTION

EXHIBIT "B"

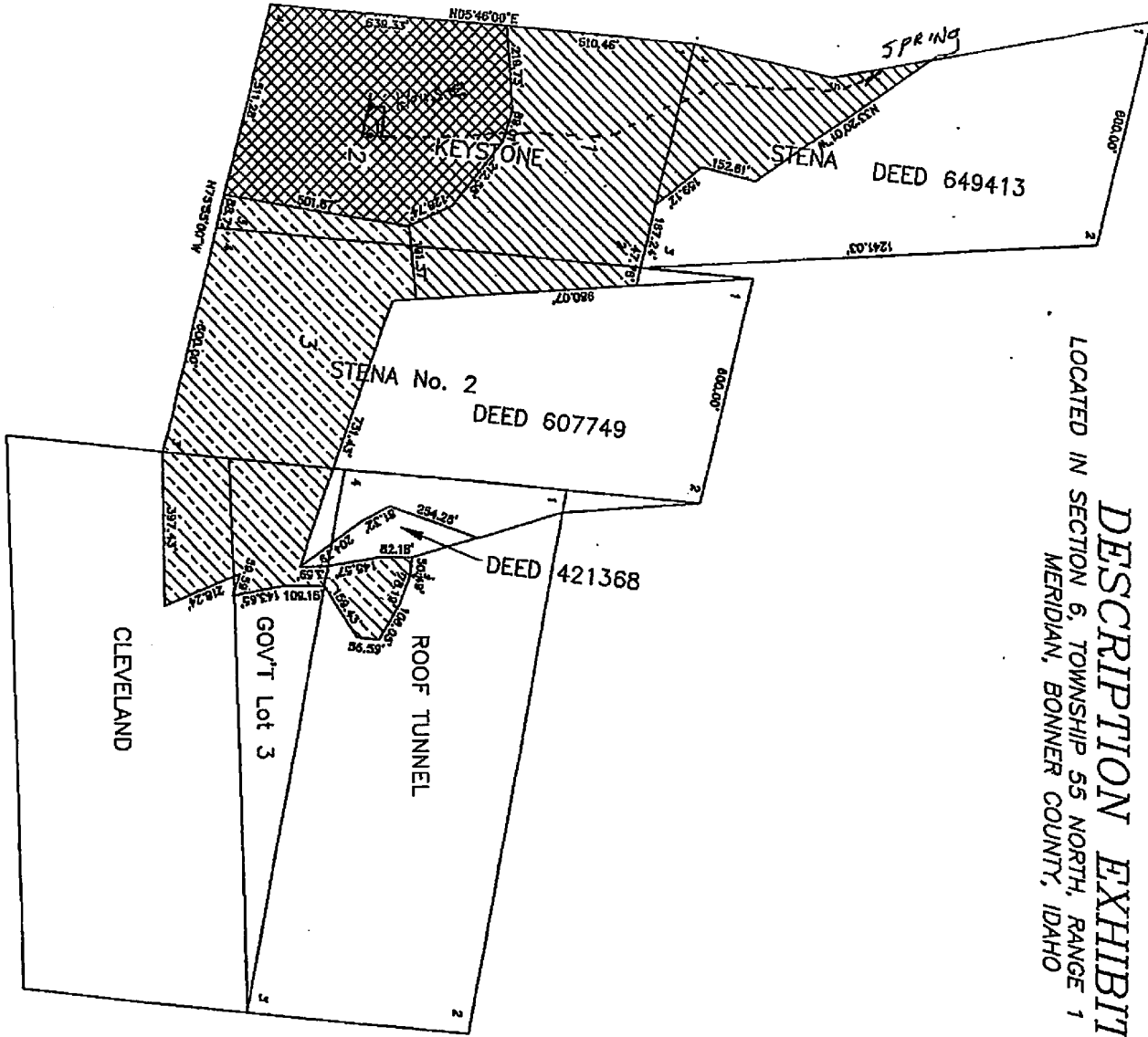


**DESCRIPTION EXHIBIT**

LOCATED IN SECTION 6, TOWNSHIP 55 NORTH, RANGE 1 WEST, BOISE  
 MERIDIAN, BONNER COUNTY, IDAHO



EXHIBIT "C"



**DESCRIPTION EXHIBIT**  
 LOCATED IN SECTION 6, TOWNSHIP 55 NORTH, RANGE 1 WEST, BOISE  
 MERIDIAN, BONNER COUNTY, IDAHO

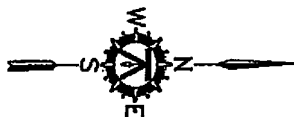


EXHIBIT "C"