

**Instrument # 920083**  
**Bonner County, Sandpoint, Idaho**  
**04/10/2018 02:42:41 PM No. of Pages: 5**  
Recorded for: BERG & MCLAUGHLIN, CHTD.  
Michael W. Rosedale Fee: \$22.00  
Ex-Officio Recorder Deputy rflaherty  
Index to: EASEMENT

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ABOVE FOR RECORDER – Recorded by Berg, McLaughlin & Nelson, Chtd., 312 S. 1<sup>st</sup> Ave., Ste. A, Sandpoint ID 83864

## View Easement Grant

(Brandeis)

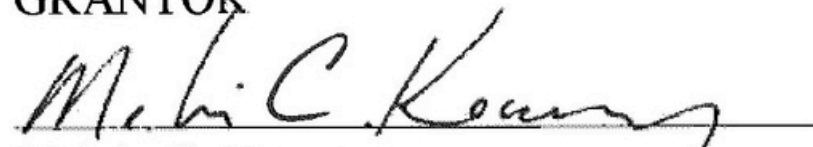
**VIEW EASEMENT GRANT**

FOR VALUE RECEIVED, THE GRANTOR Melvin C. Kearney, who is the owner of the real property described on Exhibit A hereto (“**Servient Estate**”) does hereby grant and convey unto the GRANTEES Joel Willis Buck and Margaret Louise Brandeis, husband and wife, who are the owners of the real property described on Exhibit B hereto (“**Dominant Estate**”) a perpetual view easement (“**View Easement**”) over the Servient Estate for the preservation of the view existing on the date of this Grant from the Dominant Estate over the Servient Estate and shown on attached Exhibit C (“**View**”). Such View Easement shall be an easement appurtenant to the Dominant Estate, shall run with the land, and be binding upon and inure to the benefit of the heirs, successors and assigns of the Grantor and the Grantee, and be subject to the following terms and conditions:

1. No structure or improvement may be constructed or maintained upon the Servient Estate at any time that will block or obstruct the View as depicted in Exhibit C.
2. If any tree or trees located on the Servient Estate at any time shall block or obstruct the View as depicted in Exhibit C, the then owners of the Dominant Estate and the agents of such owners shall have the right to enter the Servient Estate and cut down such tree or trees, which tree or trees shall remain the property of the owners of the Servient Estate, who shall have the right to use or sell the trees as said owners see fit.

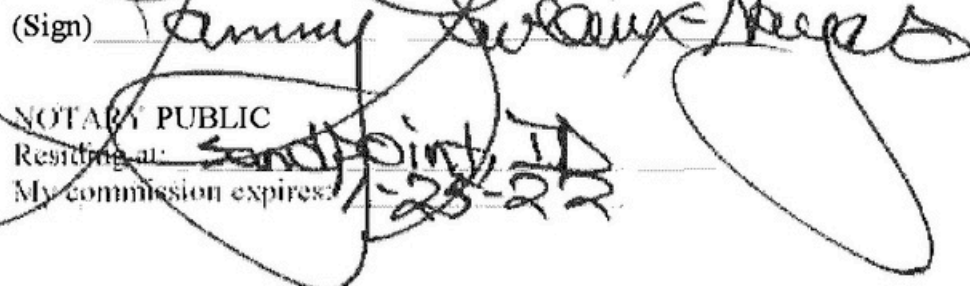
Date: April 6, 2018

GRANTOR

  
 \_\_\_\_\_  
 Melvin C. Kearney

STATE OF IDAHO )  
 COUNTY OF BONNER ) SS.

On this 9<sup>th</sup> day of April, in the year of 2018, before me, a Notary Public for the state of Idaho, personally appeared **Melvin C. Kearney**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

(Sign)   
 \_\_\_\_\_  
 NOTARY PUBLIC  
 Residing at: Sandpoint, ID  
 My commission expires: 1-28-22

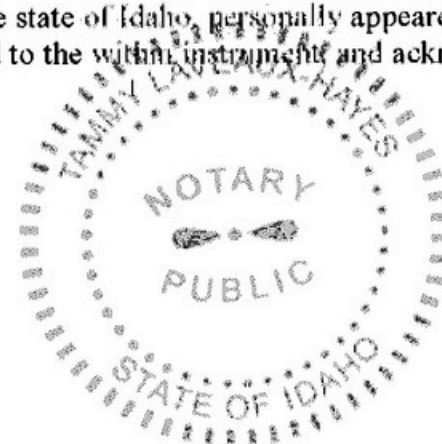


EXHIBIT A – SERVIENT ESTATE

A parcel of land located in portions of the Stena No. 2 Lode Claim, MS#1743, the Keystone Lode Claim, MS#1743, the Roof Tunnel Lode Claim, MS#1743, the Cleveland Lode Claim, MS#1853, and Government Lot 3, Section 6, Township 55 North, Range 1 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at a point on the west right-of-way line of the county road, said point being  $S27^{\circ}01'54''E$  478.41 feet from Corner No. 1 of said Roof Tunnel;

Thence  $S83^{\circ}16'13''E$  a distance of 50.49 feet;

Thence  $S68^{\circ}47'50''E$  a distance of 78.19 feet;

Thence  $S58^{\circ}13'03''E$  a distance of 106.05 feet;

Thence  $S07^{\circ}41'30''W$  a distance of 54.59 feet;

Thence  $S56^{\circ}50'00''W$  a distance of 159.43 feet;

Thence  $S00^{\circ}34'38''W$  a distance of 109.13 feet;

Thence  $S10^{\circ}05'00''E$  a distance of 143.65 feet;

Thence  $N70^{\circ}55'00''W$  a distance of 59.59 feet;

Thence  $S21^{\circ}31'03''E$  a distance of 218.24 feet;

Thence  $S89^{\circ}30'38''W$  a distance of 397.43 feet to Corner No. 3 of said Stena No. 2 Lode Claim;

Thence  $N75^{\circ}55'00''W$ , along the south line of said Stena No. 2, a distance of 600.00 feet to Corner No. 4 of said Stena No. 2 and Corner No. 3 of said Keystone Lode Claim;

Thence  $N75^{\circ}55'00''W$ , along the south line of said Keystone Lode Claim, a distance of 88.72 feet to a point that is  $S75^{\circ}55'00''E$  a distance of 511.28 feet from Corner No. 4 of said Keystone Lode Claim;

Thence  $N09^{\circ}53'22''E$  a distance of 801.87 feet;

Thence  $N83^{\circ}53'44''E$  a distance of 191.37 feet to the west line the tract described in Instrument No. 607749;

Thence along said west line the following two (2) courses:

- 1)  $S02^{\circ}44'40''E$  a distance of 64.06 feet;
- 2)  $S70^{\circ}16'02''E$  a distance of 731.43 feet to the most southerly corner the tract described in Instrument No. 421368;

Thence along the east line of the tract described in Instrument No. 421368 the following three (3) courses:

- 1)  $N00^{\circ}06'00''W$  a distance of 73.59 feet;
- 2)  $N09^{\circ}38'00''W$  a distance of 145.57 feet;
- 3)  $N01^{\circ}21'00''E$  a distance of 82.18 feet to the POINT OF BEGINNING.

Containing 11.69 acres, more or less

Commonly Known As: 421 Stenna Drive, Sage ID

EXHIBIT B – DOMINANT ESTATE

A parcel of land located in a portion of the Keystone Lode Claim, MS81743, 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 212.50 feet;

Thence S22°55'10"E a distance of 120.74 feet

Thence S09°53'22"W a distance of 501.67 feet to the south line of said Keystone Lode Claim;

Thence N75°55'00"W, along said south line, a distance of 511.20 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.

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Commonly Known As: 443 Stenna Drive, Sage ID

EXHIBIT C – VIEW



EXHIBIT C – VIEW

