

ORDER NO. 56805  
INITIAL JK  
DATE \_\_\_\_\_

NO. 570929  
AT THE REQUEST OF  
**LATAH COUNTY TITLE CO.**  
DATE & HOUR 3:23 PM 3:23  
HENRIANNE K. WESTBENIG  
LATAH COUNTY RECORDER  
FEE \$ 16.00 BY C. Chapman

When recorded, return to:  
Rachel Jensen  
1030 Newell Rd  
Viola, ID 83872

**SPECIAL WARRANTY DEED**

This DEED, made this 18 day of March, 2015, by **BANK OF AMERICA, N.A.**, whose mailing address is **400 National Way, Simi Valley, CA 93065** (the "Grantor") AND **RACHEL JENSEN, A MARRIED WOMAN**, whose mailing address is **411 N Almon Spc 513 Moscow ID 83843** (the "Grantee").

**WITNESSETH**

That Grantor, for good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant to Grantee real property situated in the County of Latah, Idaho which is more particularly described on Exhibit "A" attached hereto and made a part hereof;

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that Grantor will forever warrant and defend the above-described real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, but none other.

[Signatures Appear on the Following Page]

R.A. Jackson 3-18-2015  
 Bank of America, NA  
 REGINA A. JACKSON  
 Assistant Vice President (AVP)

STATE OF: PENNSYLVANIA  
 COUNTY OF: Allegheny

The foregoing instrument was acknowledged before me this 18 day of March,  
2015, By: REGINA A. JACKSON

as Assistant Vice President of BANK of AMERICA, NA on behalf of the corporation.

Notary Public for Allegheny County  
 My Commission Expires: June 27, 2016

COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 Christopher J Kopp, Notary Public  
 South Fayette Township, Allegheny County  
 My Commission Expires June 27, 2016

**Exhibit A**

**The land referred to herein is situated in the State of Idaho, County of Latah and is described as follows:**

Lot 4, Newell's Addition to Latah County, as shown by the recorded plat thereof.

**EXCEPTING THEREFROM** a parcel of land located in the southwest corner of said Lot 4, and described as follows:

BEGINNING at the southwest corner of said Lot 4, said point being located in the centerline of Newell Road and being the TRUE POINT OF BEGINNING; thence East along the south boundary of said Lot 4, 252.63 feet; thence N.  $36^{\circ}31'30''$  W. 275.33 feet; thence N.  $72^{\circ}28'30''$  W. 128.76 feet to the intersection with the centerline of Newell Road; thence along said centerline S.  $16^{\circ}45'05''$  E. 119.35 feet; thence S.  $00^{\circ}07'40''$  E. 136.13 feet; thence S.  $03^{\circ}13'35''$  W. 9.59 feet to the TRUE POINT OF BEGINNING.