

NO. 575318  
AT THE REQUEST OF  
LATAH COUNTY TITLE CO  
DATE & HOUR  
10-16-15 4:36 pm  
HENRIANNE K. WESTBERG  
LATAH COUNTY RECORDER  
FEE \$ 16.00 BY: C. Johns  
Deputy

Commitment Number: 3370755

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
RP 41N05W222662 A

### SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A., whose mailing address is 7105 Corporate Dr., Plano, TX 75024, hereinafter grantor, for \$149,250.00 (One Hundred Forty Nine Thousand Two Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to NETHANIEL ROY EALY, hereinafter grantee, whose tax mailing address is 318 SOUTH HOWARD, MOSCOW, ID 83843, the following real property:

Situated in the County of Latah, State of Idaho, to wit: A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 22, Township 41 North, Range 5 West of the Boise Meridian and described as follows: Commencing at the Northwest corner of said Section 22; thence along the North line of said Section, S. 89°12'22" E, 1303.10 feet to the Northwest corner of said Northeast Quarter of the Northwest Quarter and the Point of Beginning; thence continuing along said North line, S 89°12'22" E, 592.35 feet; thence leaving said North line, S. 00°47'38" W, 20.87 feet to the North right of way line of Walker Road; thence S. 08°49'35" W, 207.38 feet; thence S. 45°21'05" E, 227.43 feet; thence S. 36°14'02" E, 413.58 feet; thence S. 26°12'38" W, 63.81 feet; thence N. 43° 47'33" W, 707.83 feet; thence S. 54° 23'42" W, 182.77 feet; thence N. 89°11'18" W, 305.16 feet, more or less to the West line of said Northeast Quarter of the Northwest Quarter; thence along the West line, N. 00°48'35" E, 375.85 feet to the Point of Beginning.

Property Address is: 1245 WALKER ROAD, VIOLA, ID 83843

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 573733

UNOFFICIAL COPY

Executed by the undersigned on August 24, 2015:

**BANK OF AMERICA, N.A.**

By: [Signature] 08/24/2015

Printed Name: Matthew P Mornak

Its: Assistant Vice President (AVP)

STATE OF Pennsylvania  
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on August 24, 2015 by Matthew P Mornak its AVP on behalf of **BANK OF AMERICA, N.A.** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature] 8/24/15  
Notary Public

Laureen Lynn Wallace

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
LAUREEN LYNN WALLACE, NOTARY PUBLIC  
CITY OF PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES FEB. 12, 2019

COPY