

## **SPECIAL WARRANTY DEED**

**FOR VALUE RECEIVED**, CRYSTAL VIEW LLC, an Idaho limited liability company ("Grantor"), whose address is c/o Schweitzer Mountain Properties LLC doing business as SMP Development, P.O. Box 1399, Sandpoint, Idaho, 83864, does hereby grant, bargain, sell and convey to \_\_\_\_\_, \_\_\_\_\_ [insert status as individuals, entity, trust, etc.] ("Grantee"), whose address is \_\_\_\_\_, \_\_\_\_\_, the following described premises, in Bonner County, Idaho, to-wit:

Lot \_\_\_\_ Block \_\_\_\_\_ CRYSTAL VIEW II, according to the Plat thereof filed in Book 21 of Plats, Page 78, and recorded as Instrument No. 1033421, records of Bonner County, Idaho

(the "Property")

**SUBJECT TO, RESERVING AND CONFIRMING** unto the Grantor, its successors, representatives and assigns, the easements and other rights and interests set forth in the Declaration of Covenants, Conditions and Restrictions of The Schweitzer Mountain Community, an Expandable Planned Unit Development, Bonner County, Idaho, recorded June 18, 1990 As Instrument No. 376609, records of Bonner County, Idaho, as the same may have been or may be amended from time to time (collectively the "Master Declaration"); the easements and other rights and interests established or set forth on the subdivision plat or plats or provided for in any Maintenance Association of which the Property is a part; and any other easements, rights, or interests established or provided for under Idaho law.

**TO HAVE AND TO HOLD** the Property, with its appurtenances unto the said Grantee, its successors and assigns forever. The Grantor does hereby covenant to and with the Grantee that it is the owner in fee simple of the Property; that the Property is free from all encumbrances made or suffered by Grantor EXCEPT those to which this conveyance is expressly made subject

(including liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record or in view), and that Grantor will warrant and defend such title from all lawful claims.

Grantor, as the successor in interest to the Declarant and pursuant to Section 2.1.5 of the Master Declaration, has allocated one (1) unit of density to the Property. Development of the Property shall be limited to one (1) dwelling for residential purposes.

**DATED** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CRYSTAL VIEW LLC**

\_\_\_\_\_  
By:

Its:

STATE OF \_\_\_\_\_)

: ss.

County of \_\_\_\_\_)

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me \_\_\_\_\_, the undersigned Notary Public, personally appeared \_\_\_\_\_, known or identified to me to be the \_\_\_\_\_ of Crystal View LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

(SEAL)

\_\_\_\_\_  
Notary Public for \_\_\_\_\_

Residing at \_\_\_\_\_

Commission Expires: \_\_\_\_\_