

Subject **Re: Warranty Deed 220056 please**
From Sheryl Reeve - [REDACTED]
To <publicrecordsrequest@boundarycountyid.org>
Date 2026-10-19 01:56 PM



For Official Use

BOUNDARY COUNTY PUBLIC RECORDS REQUEST

Name: Sheryl Reeve	Date:10/19/2026
Mailing Address, City, State, Zip: [REDACTED]	Phone: [REDACTED]
	Email: [REDACTED]
Employer (if requesting on behalf of employer):	Preferred Delivery: ☒ Email ☐ Mail ☐ Pickup/View in Person
Residency Status: Pursuant to I.C. §74-102, I do hereby affirm under oath that I am: ☒ Idaho Resident ☐ Non-Resident	
Pursuant to Idaho Code §74-102 I request to examine and/or copy the following public records of Boundary County: I am appraising this property and need the information for the appraisal records. Thank you	
This request involves records related to a minor under 18 years of age: ☐ Yes ☐ No ☒ Unsure	
This request is a follow up to a request which was previously submitted to this agency: ☐ Yes ☒ No	
I have submitted this same request or a similar request to another Boundary County Department: ☐ Yes ☒ No	

I acknowledge by my signature that the records sought by this request will not be used for a mailing list or telephone list as set forth in Idaho Code § 74-120.I attest and affirm under penalty of perjury pursuant to the laws of the State of Idaho that the above information is true and accurate.

Signature of Requesting Party: Sheryl L Reeve

☐ **Request Granted:**

☐ The requested document is attached.

☐ **Advanced Payment Required:** Advance payment of the cost associated with responding to your request is required. Please contact (the) Boundary County to discuss the amount and manner of the advance payment.

☐ **Notice of Denial:** The requested record is exempt from disclosure pursuant to Idaho Code §74-104-111.

☐ **Notice of Partial Denial:** Your request has been partially denied. Certain information has been determined to be exempt from disclosure

pursuant to Idaho Code §74-104-111, and has therefore been redacted from the requested record. A copy of the requested record with

the exempt information redacted is attached.

☐ **Response Delayed:**

☐ Additional time is necessary to locate or retrieve the requested record. You should receive a response within ten (10) working days for residents or thirty-five (35) days for non-residents following the date of your request.

☐ The electronic records requested will have to be converted to another electronic format, which will take more than ten (10) working

days for residents or thirty-five (35) days for non-residents following the date of your request to respond. The responsible Boundary County Department will contact you to discuss when you can expect to receive a response.

☐ **Unable to Respond for One or More of the Following Reasons:**

☐ The request is ambiguous. Please provide additional information to clarify your request.

☐ The requested records are not known to exist, or this office or department is not the custodian of the requested record.

If your request was denied, an attorney for Boundary County has reviewed the request, or the records custodian has had the opportunity to consult with an attorney regarding the request and has chosen not to do so. If you wish to appeal the denial or partial denial of your request, you may do so pursuant to I.C. §74-115, which requires a petition be filed in the District Court within 180 days from the date of mailing of the notice of denial.

Signature of Responding Official/Custodian Date 7/15/2026

On Mon, Oct 19, 2026 at 1:15 PM <publicrecordsrequest@boundarycountyid.org> wrote:

Your request is missing information that is required by statute. Such as your name, address, phone etc.

Please complete the public records request form found on the link below and resubmit to this email address.

[Public Record Requests – Boundary County](#)

On 2026-10-19 11:10 AM, Sheryl Reeve wrote:

Good day,

If possible I would like a copy of WD 220056 for the property located at 52068 Highway 95. Owner of record is Matthew Lapp
RP64N01E28710A

Thank you

BA 2005156①

220056

WARRANTY DEED

In consideration of ONE DOLLAR (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged by grantor, **JOYCE B. BLACKMORE**, a single person, grantor does hereby grant, bargain, sell and convey unto **CHRISTOPHER CLAUSEN and TINA M. CLAUSEN**, husband and wife, grantee, whose address is HCR 60 BOX 150, BONNERS FERRY, Idaho 83805, the following described property:

That part of the North 565 feet of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter (SW1/4 NE1/4 SE1/4) lying East of the U.S. Highway No. 95, and that part of the North 565 feet of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter (SE1/4 NW1/4 SE1/4) lying East of the U.S. Highway No. 95, all in Section Twenty-eight (28), Township Sixty-four (64) North, Range One (1) East, B.M.

SUBJECT TO such rights, easements, covenants, restrictions and zoning regulations as appear of record or by use upon the premises.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the grantee, its heirs and assigns forever. And the grantor does hereby covenant to and with the said grantee that it is the owner in fee simple of said premises and that they are free from all encumbrances, and that it will warrant and defend the same from all lawful claims whatsoever.

The single number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

DATED this 22nd day of April, 2005.

Joyce B. Blackmore
JOYCE B. BLACKMORE

State of Idaho)
) ss.
County of Boundary)

On this 22nd day of April, 2005, before me, the undersigned Notary Public, personally appeared **JOYCE B. BLACKMORE**, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that she executed the same.



Jessica Fairchild
NOTARY PUBLIC FOR IDAHO
Residing in Bonners Ferry
Commission Expires: February 2, 2011

STATE OF IDAHO) ss.
County of Boundary)
Filed By: Boundary Abstract
on 4-22-05 at 2:25
Glenda Poston
County Recorder Cusack
By Deputy
Fee \$ 2.00 chg
Mail to BA