

## **SUMMARY STATEMENT**

*Baker v. KAL, LLC*, Docket No. 44855

This is an easement dispute arising out of Kootenai County. The Idaho Supreme Court affirmed a district court judgment that granted Marian B. Baker, Trustee of the Marian B. Baker Trust (“Baker”), an express easement over a logging road (“Alexanna Lane”) that crosses the property of KAL, LLC (“KAL”). The district court found the deed granting the easement was ambiguous, but that the intent of the original grantor, Timber-Land-AG, LLC (“Timberland”), was to grant an express easement to access Baker’s property. On appeal, the Court held that the district court’s judgment was supported by substantial and competent evidence.