

SUMMARY STATEMENT

Lorenzen v. Pearson, Docket. No. 46692

This appeal concerned a contentious dispute between neighbors over a shared driveway on residential property. Following a trial, the district court found the easement language in the 1976 deed to be ambiguous, and subsequently construed the deeds to grant both parties express easements to the shared driveway. The Idaho Supreme Court affirmed the decision, agreeing that the quitclaim deed was ambiguous and ultimately created an easement that extended to the parties' heirs, successors and assigns.