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Instrument # 276727
TETON COUNTY, IDAHO
07-08-2022 14:04:00 No. of Pages: 5
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: $15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1038334-T (JP)** Date: **June 21, 2022**

For Value Received, **Alex S Murray and Whitney A Murray, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **862 Teton, LLC, a Texas limited liability company**, hereinafter called the Grantee, whose current address is **8350 N. Central Expressway, Suite M-1020, Dallas, TX 75206**, the following described premises, situated in **Teton** County, **Idaho,** to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

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