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Teton County Clerk, Auditor, Recorder
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DESCRIPTION: A PART OF SEC 7 TWP 4N RNG 45E

+ Purchase

Instrument # 277699
TETON COUNTY, IDAHO
09-09-2022 15:20:00 No. of Pages: 2
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.: **1061027-T (jw)** Date: **August 24, 2022**

For Value Received, **862 Teton, LLC, a Texas limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **L J Martin Ranch LLC, a Texas limited liability company**, hereinafter called the Grantee, whose current address is **8905 Briarcrest Drive, Rowlett, TX 75089**, the following described premises, situated in **Teton** County, **Idaho,** to-wit:

Township 4 North, Range 45 E.B.M., Teton County, Idaho
Section 7: NW¼NE¼; NE¼NW¼

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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