18:13

Teton County Clerk, Auditor, Recorder
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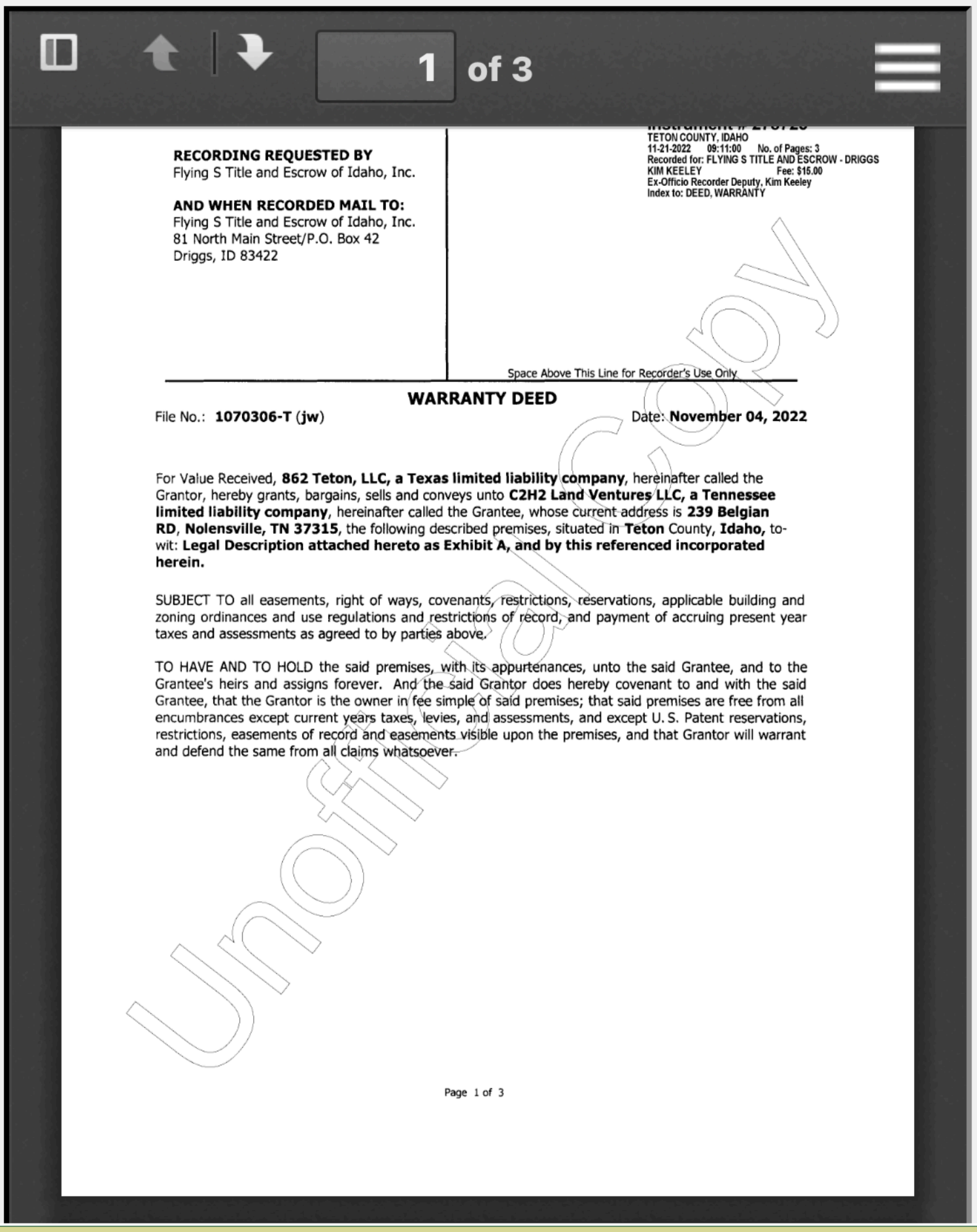
DESCRIPTION: GOV LOT 2 SEC 7 TWP 4N RNG 45E

+ Purchase



1 of 3

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
81 North Main Street/P.O. Box 42
Driggs, ID 83422

TETON COUNTY, IDAHO
11-21-2022 09:11:00 No. of Pages: 3
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
KIM KEELEY Fee: $15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1070306-T (jw)** Date: **November 04, 2022**

For Value Received, **862 Teton, LLC, a Texas limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **C2H2 Land Ventures LLC, a Tennessee limited liability company**, hereinafter called the Grantee, whose current address is **239 Belgian RD**, **Nolensville, TN 37315**, 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.

Unofficial Copy

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