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Purchase

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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

Instrument # 289919
Teton County, Driggs, Idaho
04/23/2025 10:36:30 AM No. of Pages: 4
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
Kim Keeley Fee: $15.00
Deputy jwenger
Index to: DEED, WARRANTY
Electronically Recorded

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WARRANTY DEED

File No.: **1173341-T (jw)** Date: **March 03, 2025**

For Value Received, **862 Teton, LLC, a Texas limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Teton Rainbow Ranches, Inc., an Idaho corporation**, hereinafter called the Grantee, whose current address is **7215 S 4500 W, Victor, ID 83455**, the following described premises, situated in **Teton** County, **Idaho,** to-wit:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

Together with irrigation water rights appurtenant to the property in the amount of 240.8 irrigated acres of the currently authorized 520.8 irrigated acres under water rights 22-14496, 22-14497, 22-14498, 22-14499, 22-14500, 22-14501, 22-14502, 22-14503, and 22-14504, along with the associated diversion rates and volumes for 240.8 irrigated acres. Also including any other water rights not specifically stated.

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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