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Flying S Title and Escrow of Idaho, Inc.

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Flying S Title and Escrow of Idaho, Inc.
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 290683
Teton County, Driggs, Idaho
06/20/2025 01:33:16 PM No. of Pages: 3
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
Kim Keeley Fee: $15.00
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Index to: DEED, WARRANTY
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WARRANTY DEED

File No.: **1178598-T (jw)** Date: **May 22, 2025**

For Value Received, **McCulloch Ranches LLC**, 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:

TRACT 1:
Township 6 North, Range 45 East, Teton County, Idaho
Section 29: N½NE1/4; NW1/4;

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: TAX# 1470 (BEGINNING AT A POINT 40 FEET WEST OF THE EAST 1/4 CORNER OF SAID SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST, BOISE, MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING THENCE NORTH 10 RODS, WEST 80 RODS, SOUTH 10 RODS, EAST 80 RODS TO THE POINT OF BEGINNING.);

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESRIBED PROPERTY: TAX# 1246 (BEGINNING AT A POINT 10 RODS NORTH OF THE EAST 1/4 CORNER OF SAID SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST, BOISE, MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING THENCE NORTH 70 RODS, WEST 80 RODS, SOUTH 70 RODS, EAST 80 RODS TO THE POINT OF BEGINNING.)

ALSO LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Warranty Deed recorded December 03, 1912, in Book 2 of Deeds, at Page 40.

ALSO LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Deed recorded March 17, 1938, in Book 67 of Deeds, at Page 400.

ALSO LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Deed recorded April 26, 1938, in Book 67 of Deeds, at Page 416.

ALSO LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Warranty Deed recorded December 03, 1912, in Book 1 of Deeds, at Page 506.

ALSO LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Warranty Deed recorded December 5, 1988 as Instrument No. 103529 and rerecorded December 16, 1988 as Instrument No. 103570.

Unofficial Copy

Date: **05/22/2025** Warranty Deed - continued File No.: **1178598-T (jw)**

TRACT 2:
TAX# 1246 (BEGINNING AT A POINT 10 RODS NORTH OF THE EAST 1/4 CORNER OF SAID SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST, BOISE, MERIDIAN, TETON COUNTY, IDAHO, AND RUNNING THENCE NORTH 70 RODS, WEST 80 RODS, SOUTH 70 RODS, EAST 80 RODS TO THE POINT OF BEGINNING.)

LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Warranty Deed recorded December 03, 1912, in Book 2 of Deeds, at Page 40.

ALSO LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Deed recorded March 17, 1938, in Book 67 of Deeds, at Page 400.

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ALSO LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Warranty Deed recorded December 5, 1988 as Instrument No. 103529 and rerecorded December 16, 1988 as Instrument No. 103570.

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

Date: **05/22/2025**

Warranty Deed
- continued

File No.: **1178598-T (jw)**

McCulloch Ranches LLC

By: Christopher M Poch
Name: Christopher M Poch
Title: Manager

STATE OF Texas)
SS.
COUNTY OF Hidalgo)

On this 06/18/2025, before me, a Notary Public in and for said State, personally appeared **Christopher M Poch**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **McCulloch Ranches LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

NOTARY PUBLIC STATE OF TEXAS

David Lee Flores

ID NUMBER
132861072
COMMISSION EXPIRES
February 25, 2029

Notary Public of Texas
Residing at: State of Texas | City of Weslaco
Commission Expires: 02/25/2029

Electronically signed and notarized online using the Proof platform.

Unofficial Copy