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Teton County Clerk, Auditor, Recorder
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TETON VALLEY VENTURES Lot: 11 Block/Building: 1

+ Purchase

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

Instrument # 290723
Teton County, Driggs, Idaho
06/24/2025 11:43:42 AM No. of Pages: 2
Recorded for: FLYING S TITLE AND ESCROW - DRIGGS
Kim Keeley Fee: $15.00
Deputy jwenger
Index to: DEED, WARRANTY
Electronically Recorded

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1186995-T (jw)** Date: **May 21, 2025**

For Value Received, **862 Teton, LLC, a Texas limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **HE Idaho Ventures LLC, an Alabama limited liability company**, hereinafter called the Grantee, whose current address is **112 Azalea Road**, **Birmingham, AL 35213**, the following described premises, situated in **Teton** County, **Idaho,** to-wit:

Lots 10 and 11, Block 1, Teton Valley Ventures Subdivision, Division 2, Teton County, Idaho, as shown on the plat recorded January 8, 1991, as Instrument No. 107320

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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