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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 # 290685
Teton County, Driggs, Idaho
06/20/2025 01:33:16 PM No. of Pages: 4
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.: **1190173-T (jw)** Date: **June 06, 2025**

For Value Received, **862 Teton, LLC, a Texas limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **PFG Idaho LLC, a Texas limited liability company**, hereinafter called the Grantee, whose current address is **301 S County Road 810, Alvarado, TX 76009**, the following described premises, situated in **Teton** County, **Idaho,** to-wit:

TRACT 1:
Township 6 North, Range 45 East, Teton County, Idaho
Section 29: SW1/4NE1/4; SE1/4NE1/4;

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.

TRACT 2:
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.);

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.

TRACT 3:
Township 6 North, Range 45 East, Teton County, Idaho
Section 29: E½SW¼; W½SE¼

LESS AND EXCEPTING THAT PORTION DESCRIBED IN:
Warranty deed recorded July 02, 1912, in Book 1 of Deeds, at Page 304.

ALSO LESS AND EXCEPTING THEREFROM:
A parcel of land beginning as the NW corner of the E½SW¼ and running thence East 350 feet, thence South 622 feet, thence West 350 feet, thence North 622 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM:
Commencing as a point 350 feet East of the NW corner of the E½SW¼ and running thence South 622 feet, thence West 350 feet, thence South 38 feet, thence East 660 feet, thence North 660 feet, thence West 310 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM:
Commencing as a point 660 feet South of the NW Corner of the E½SW¼ and running thence East 660 feet, thence South 660 feet, thence West 660 feet, thence North 660 feet to the point of beginning.

Together with portions of water rights further described as follows:
A portion of Water Right Nos. 22-2128 and 22-22-10835, appurtenant to the SWNE of Section 29, Township 6 North, Range 45 East, B.M., Teton County, Idaho in the amount of 19.2 acres with 0.30 cfs of 22-2128 and 6.6 acres with 0.10 cfs of 22-10835, for a combined total of 25.8 acres and 0.30 cfs.
A portion of Water Right No. 22-2281, appurtenant to the NESW (20 acres), NWSE (38 acres), and SWSE (6.7 acres) of Section 29, Township 6 North, Range 45 East, B.M., Teton County, Idaho in the amount of 64.7 acres with 0.70 cfs.
All other portions of these rights are reserved by Grantor.

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.

Date: **06/06/2025** Warranty Deed - continued File No.: **1190173-T (jw)**

862 Teton, LLC, a Texas limited liability company

By:_____
Name: George Allen
Title: Manager

STATE OF Idaho)
SS.
COUNTY OF Teton)

On this 6/19/25, before me, a Notary Public in and for said State, personally appeared **George Allen**, 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 **862 Teton, 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 of Idaho
Residing at:
Commission Expires:

JACKIE WELSH
COMMISSION NO. 20202997
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 08/13/2026