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

Instrument # 290686
Teton County, Driggs, Idaho
06/20/2025 01:33:16 PM 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

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WARRANTY DEED

File No.: **1190177-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 **Teton Commercial Holdings LLC, an Idaho 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:

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.
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.

All water rights are reserved by the Grantor, including but not limited to water rights 22-2128 and 22-10835.

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.: **1190177-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 ~~Twentieth~~ **day of June, 2025**, 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 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