

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 270431
TETON COUNTY, IDAHO
08-16-2021 15:03:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: \$15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **994348-T (jw)**

Date: **August 03, 2021**

For Value Received, **Teter LLP 401(k) Plan FBO Clay Davis**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Jones Lehi LLC, a Utah limited liability company, as to an undivided 73.59% interest and Dorothy R. and Harry V. Jones Family LLC, a Utah limited liability company, as to an undivided 26.41% interest**, hereinafter called the Grantee, whose current address is **PO Box 401, Paradise, UT 84328**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Parcel 1:

Township 5 North, Range 45 E.B.M., Teton County, Idaho

Section 5: SE $\frac{1}{4}$ NW $\frac{1}{4}$, being further described as:

Commencing at the C $\frac{1}{4}$ corner of said Section 5;

thence N. 89°40'05" W. 1320.61 feet to the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 5;

thence N. 00°03'22" E. 1333.77 feet to the Northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 5;

thence S. 89°49'48" E. 1318.30 feet to the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 5;

thence S. 00°02'32" E. 1337.51 feet to the Point of Beginning.

Parcel 2:

Together with and subject to a 60 foot wide road and utility easement running along the following general bearing of the road centerline that is described in Instrument No. 228940: Beginning at the C $\frac{1}{4}$ corner of said Section 5, Township 5 North, Range 45 E.B.M., Teton County, Idaho, and running North 2822 feet along the center of the existing road; thence East 2645 feet along the existing road to County Road N 3000 W.

Together with any and all appurtenant water rights.

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,

Date: **08/03/2021**

Warranty Deed
- continued

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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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