

WARRANTY DEED

FOR VALUE RECEIVED, [Grantor's Name], the Grantor(s), do(es) hereby grant, bargain sell and convey unto [Buyer's Name], the Grantee, whose current address is [Buyer's Address] the following described premises, in [County] County, Idaho, TO WIT:

[Legal Description]

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT: Subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes, assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: _____

[Seller's Name] [Seller's Name]

State of Idaho)
) S.S.
County of _____)

On this _____ day of _____, in the year 20____, before me
_____, personally appeared _____, proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within
instrument, and acknowledged that he(he)(she)(they) executed the same.

Notary Public
My Commission Expires on_____