

## WARRANTY DEED

For Value Received, \_\_\_\_\_, (Seller)

hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

\_\_\_\_\_, (Buyer)

hereinafter called the Grantee, whose current address is

\_\_\_\_\_, the following

described premises, situated in \_\_\_\_\_ County, **Idaho**, to-wit:

**Legal Description:** \_\_\_\_\_

Dated: \_\_\_\_\_

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.

\_\_\_\_\_  
Seller Signature

\_\_\_\_\_  
Seller Signature

STATE OF Idaho )  
 )  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_, before me, a Notary Public in and for said State,  
personally appeared \_\_\_\_\_,  
known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument,  
and acknowledged to me that he/she/they executed the same.

\_\_\_\_\_  
Notary Public of Idaho  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**EXHIBIT A**