

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 # 277023

TETON COUNTY, IDAHO
07-29-2022 14:07:00 No. of Pages: 2
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.: **1018244-T (jw)**

Date: **January 26, 2022**

For Value Received, **Callie Boyle, Personal Representative of the Estate of Julia Foster Boyle, deceased.**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Brian Fraiz and Whitney Fraiz, husband and wife**, hereinafter called the Grantee, whose current address is **11005 Pleasantview Drive, Carmel, IN 46033**, the following described premises, situated in **Teton County, Idaho**, to-wit:

The Northeast Quarter of the Northeast Quarter of Section 29, Township 4 North, Range 45 East of the Boise Meridian, Teton County, Idaho.

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: 01/26/2022

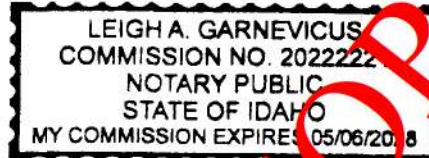
Warranty Deed
- continued

File No.: 1018244-T (jw)

The Estate of Julia Foster Boyle, deceased

Callie Boyle
 Callie Boyle, Personal Representative

STATE OF Idaho)
) ss.
 COUNTY OF Bonnevill-e)



On this 28 day of July, 2022, before me, a Notary Public in and for said State, personally appeared Callie Boyle, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Personal Representative of the Estate of Julia Foster Boyle, deceased Trust, and acknowledged to me that she executed the same as such Personal Representative.

[Signature]
 Notary Public of Idaho
 Residing at: Bonnevill-e
 Commission Expires: 5-6-28