



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:542525

FOR VALUE RECEIVED

Trevor Twose and Patricia Twose, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Bidache, Inc., a Wyoming corporation

whose current address is

**PO Box 1677
Jackson, WY 83001**

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

A parcel of land located within the Southwest quarter of the Southeast quarter of Section 11, Township 4 North, Range 45 East of the Boise Meridian, Teton County, Idaho being further described as follows:

**Commencing at the South quarter of Section 11 C.P.F. Instrument No. 136171;
Thence North 89°23'07" East 180.00 feet along the South line of the Southeast quarter of said Section 11 to a point of intersection with the East line of Idaho State Highway 33, being the point of beginning;**

Thence North 00°33'56" West 1323.04 feet, along said East line of Idaho State Highway 33 to a point intersecting the North line of the Southwest quarter of the Southeast quarter marked by a 1/2" rebar cap inscribed "AW2860";

Thence North 89°33'03" East 1150.67 feet, along the North line of the Southwest quarter of the Southeast quarter of the Southeast 1/16 corner of said Southwest quarter of the Southeast quarter, marked by a 1/2" rebar with CAP inscribed "AW2860";

Thence South 00°33'58" East 1319.71 feet along the East line of the Southwest quarter of the Southeast quarter to the East 1/16 corner common to Sections 11 and 14;

Thence South 89°23'07" West 60.00 feet along the South line of said Section 11 to a point;

Thence North 00°33'58" West 311.21 feet to a 5/8 inch dia. Rebar with a plastic cap inscribed "PLS14222";

**Then South 89°23'07" West 687.31 feet to a 5/8 inch dia. Rebar with plastic cap inscribed "PLS14222";
Thence South 00°33'56" East 311.21 feet to a point intersecting the South line of Section 11 marked by a 5/8 inch dia. Rebar with plastic cap inscribed "PLS14222";
Thence South 89°23'07" West 403.37 feet along the South line of said Section 11 to the point of beginning.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does 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: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: May 21, 2021

Trevor Twose

Trevor Twose

Patricia Twose

Patricia Twose

State of Texas } ss
County of Coryell }

On this 22nd day of May, 2021, before me, the Undersigned, a Notary Public in and for said state, personally appeared Trevor Twose ~~and Patricia Twose~~, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

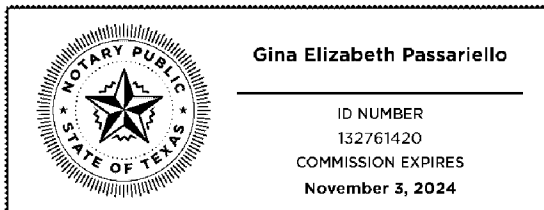
Gina Elizabeth Passariello 132761420

Notary Public for the State of Texas

Residing at: 9901 Brodie Lane Suite 160-586 Austin, TX 78748

Commission Expires: 11/03/2024

Notary Public, State of Texas



Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS)
)
☐ City ☒ County of Coryell)

On 05/22/2021 before me, Gina Elizabeth Passariello,
Date Notary Name

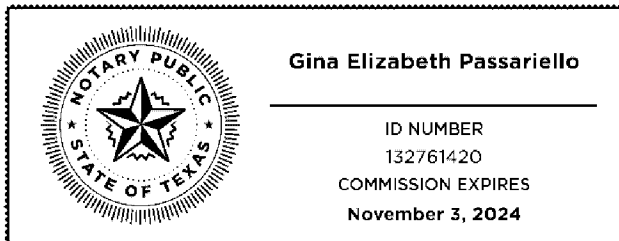
personally appeared Patricia Twose
Name(s) of Signer(s)

☐ personally known to me -- OR --

☐ proved to me on the basis of the oath of _____ -- OR --
Name of Credible Witness

☒ proved to me on the basis of satisfactory evidence: driver license
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.



WITNESS my hand and official seal.

Notary Public Signature: Gina Elizabeth Passariello

Notary Name: Gina Elizabeth Passariello

Notary Commission Number: 132761420

Notary Commission Expires: 11/03/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 5-22-2021 Number of Pages (w/ certificate): 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Patricia Twose

☐ Corporate Officer Title: _____

☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer Is Representing: Seller

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer Title: _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer Is Representing: _____