

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 # 272300

TETON COUNTY, IDAHO
11-15-2021 10:36:00 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.: **1011136-T (jw)**

Date: **November 11, 2021**

For Value Received, **Angela Burnside and Randy Burnside, wife and husband**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Röbert L. Grimm and Nina W Grimm, husband and wife and Jason Lyle Grimm, a single man**, hereinafter called the Grantee, whose current address is **969 Island Club Square, Vero Beach, FL 32963**, the following described premises, situated in **Teton County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

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: **11/11/2021**

Warranty Deed
- continued

File No.: **1011136-T (jw)**

Angela Burnside

Angela Burnside

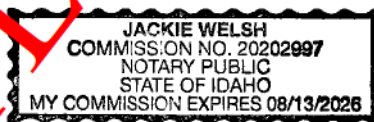


Randy Burnside

STATE OF Idaho)
) ss.
COUNTY OF Teton)

On this **Fifteenth day of November, 2021**, before me, a Notary Public in and for said State, personally appeared **Angela Burnside and Randy Burnside**, 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 for the State of Idaho
Residing at:
My Commission Expires:



Date: 11/11/2021

Warranty Deed
- continued

File No.: 1011136-T (jw)

EXHIBIT A

Lot 20 Aspen Meadows, Subdivision Teton County, Idaho, as the same appears on the official plat thereof, recorded August 22, 1977, as Instrument No. 79600.

Less that portion of the following property which lies in the above described property:

A parcel in fee for right of way lying in Section 25, Township 5 North, Range 145 East from the Boise Meridian, Teton County, Idaho, being a portion of Lot 20 of the Aspen Meadows Subdivision as shown on survey plat no. 79600 of the official records of Teton County, said right of way described as follows:

Beginning at a point on the existing highway right of way line and the northeasterly line of said Lot 20, 8.847 meters (29.03 feet) left of construction centerline, said point being located South 11°47'47" West, a distance of 816.616 meters (2,679.18 feet) from the corner common to Sections 19, 24, 25, & 30 monumented by an aluminum cap marked A.W. ENG 2860.

(1) thence South 34°55'45" West along the existing right of way, a distance of 60.960 meters (200.00 feet) to the southwesterly line of said Lot 20;

(2) thence North 55°04'13" West along the southwesterly line of said Lot 20 a distance of 8.041 meters (26.38 feet);

(3) thence North 34°49'30" East, a distance of 60.963 meters (200.01 feet) to the northeasterly line of said Lot 20;

(4) thence South 55°04'13" East along the northeasterly line of said Lot 20, a distance of 8.153 meters (26.75 feet) to the point of beginning.