

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

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **980094-T (JP)**

Date: **June 16, 2021**

For Value Received, **Darin Duane Kerr and Myra Cannon Kerr, Trustees of the Kerr Family Trust, dated February 4, 1993, dated March 4, 1993**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Eustachy-Wysong, LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **3709 W. 4850 N., Teton, ID 83452**, the following described premises, situated in **Teton County, Idaho**, to-wit:

Parcel 1:

A part of the N1/2 of Section 5, Township 5 North, Range 45 East, B.M., Teton County, Idaho, being further described as:

From the NW corner of said Section 5, thence S. 00°00'30" W. 652.00 feet along the Western Section line to the True Point of Beginning; Thence S. 89°41'13" E. 3956.75 feet to a point more or less in a fence line; Thence S. 00°40'02" E. 608.03 feet more or less along said fence line to an iron pin; Thence S. 70°12'42" W. 263.46 feet to an iron pin; Thence S. 42°58'27" W. 80.00 feet to a point; Thence N. 47°00'00" W. 130.73 feet to a point; Thence N. 89°17'00" W. 2242.66 feet to the SE corner of Government Lot 4 of said Section 5; Thence N. 89°46'29" W. 1323.34 feet along the South line of Government Lot 4 to the SW corner of Government Lot 4 of said Section 5; Thence N. 00°00'30" E. 654.92 feet along the Western Section line of said Section 5 to the true point of beginning.

Parcel 2:

Together with a 60 foot road and utility easement granted to the grantees and their heirs, issue and assigns across a part of Section 5, Township 5 North, Range 45 East, B.M., Teton County, Idaho, being further described as follows:

Commencing at the Northwest corner of Section 5, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho; running thence S.89°52'58"E. along the Section line 2632.144 feet to the North ¼ corner of said Section 5; thence S.89°52'10"E. along the North line of said Section 1303.269 feet to the TRUE POINT OF BEGINNING; running thence S.00°40'02"E. 695.03 feet; thence n.89°41'13"W. 1370.85 feet to a point that is 60 feet west of the North-South Center Section line; thence N.00°02'37"W. 60.00 feet; thence S.89°41'13"E. 1310.00 feet; thence N.00°40'02"W. 634.83 feet to the North line of said Section 5, thence S.89°52'10"E. 60.00 feet to the TRUE POINT OF BEGINNING.

Parcel 3:

Subject to and together with A 60 feet road and utility easement across a part of the N1/2 of Section 5, Township 5 North, Range 45 East, B.M., Teton County, Idaho, being bounded by

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the following described lines:

From the N1/4 corner of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho; thence S. 01°31'26" E. 631.15 feet to the true point of beginning; Thence S. 01°31'26" E. 30.02 feet to a point; Thence S. 00°46'00" W. 30.00 feet to a point; Thence N. 89°41'13" W. 1322.35 feet to a point; Thence N. 01°35'00" E. 30.01 feet to a point; Thence N. 01°40'19" W. 30.02 feet to a point; Thence S. 89°41'13" E. 1322.00 feet to the true point of beginning.

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.

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Darin Duane Kerr and Myra Cannon Kerr,
Trustees of the Kerr Family Trust, dated
February, 4, 1993

[Handwritten Signature]
Darin Duane Kerr, Trustee

[Handwritten Signature]
Myra Cannon Kerr, Trustee

STATE OF Idaho

COUNTY OF ~~Teton~~ FRANKLIN^{SS.}

On this 15th day of July, 2021, before me, a Notary Public, and for said State, personally appeared **Darin Duane Kerr and Myra Cannon Kerr**, known and identified to me to be the person(s) whose name(s) are subscribed to the within instrument as Trustees of the **Kerr Family Trust** Trust, and acknowledged to me that they executed the same as such Trustees.

[Handwritten Signature]

Notary Public of Idaho
Residing at: Preston
Commission Expires: 7-15-2024

Holly Jo Bessinger
COMMISSION #20191381
NOTARY PUBLIC
State of Idaho

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