



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:542057

FOR VALUE RECEIVED

Shawn L Perkins and Ruthanna L Perkins, husband and wife

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

JD ID WY LLC, a Wyoming limited liability company

whose current address is

**4750 S Courtland Drive
Jackson, WY 83001**

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

The West Half Northwest Quarter Northeast Quarter of Section 10, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

**Commencing at the North Quarter Corner of said Section 10;
thence South 89°46'37" East, 659.04 feet along the Northern boundary of said Section 10 to a point;
thence South 00°17'54" West, 1327.52 feet to a point;
thence North 89°48'28" West, 661.22 feet to a point;
thence North 00°23'33" East, 1327.52 feet 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: March 1, 2021

Shawn L. Perkins
Shawn L. Perkins

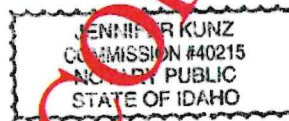
Ruthanna L. Perkins
Ruthanna L. Perkins

State of Idaho } ss
County of Teton }

On this 4th day of March, 2021, before me, Jennifer Kunz, a Notary Public in and for said state, personally appeared Shawn L. Perkins and Ruthanna L. Perkins, 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.

Jennifer Kunz
Jennifer Kunz
Notary Public for the State of Idaho
Residing at: Victor, ID
Commission Expires: March 14, 2023



NOT A LEGAL COPY