



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:607135

FOR VALUE RECEIVED

Stephen M. Kitto and Mary Joanne Kitto, husband and wife

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

Taylor Bertin, an unmarried man

whose current address is



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

The Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 24, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as:

Commencing at the Center Quarter corner of said Section 24; thence North 89°54'28" East, 673.45 feet along the North line of the Southeast Quarter of said Section 24 to a point; thence South 00°07'26" West, 660.53 feet to a point; thence South 89°55'08" West, 673.92 feet to a point on the West line of the Southeast Quarter of the said Section 24; thence North 00°09'55" East, 660.40 feet along the West line of the Southeast quarter 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 13, 2022

Stephen M. Kitto
Stephen M. Kitto

Mary Joanne Kitto
Mary Joanne Kitto

State of Idaho } ss
County of Teton }

On this 13th day of May, 2022, before me, Jennifer Kunz, a Notary Public in and for said state, personally appeared Stephen M. Kitto and Mary Joanne Kitto, 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
Commission Expires: March 14, 2023

