



## WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:622976

### FOR VALUE RECEIVED

**William E. Urban and Karen L. Urban, husband and wife**  
the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Fall River Rural Electric Cooperative Inc.**

whose current address is

**1150 N 3400 E  
Ashton, ID 83420**

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

**Lot 10-4 Block 10 as reflected on the Record of Survey recorded as Instrument No. 276108 and more particularly described as follows:**

**All of Lots 16 - 19 and 21 - 22 in Block 10, and Half of the adjacent land in the vacated alleyway in Block 10, Townsite of Felt, Teton County, Idaho, in Felt, Teton County, Idaho, being further described as:**

**COMMENCING at the Southwest corner of Lot 19, Block 10, Felt, Idaho according to the Felt Plat filed as Instrument #178078 in the records of Teton County, Idaho and running thence North, 100.00 feet to the Northwest corner of Lot 16, Block 10 of said Townsite of Felt, Teton County, Idaho;**  
**Thence North 89°50'00" East, 137.50 feet to a point in vacated alleyway;**  
**Thence North 12.50 feet to a point in vacated alleyway;**  
**Thence North 89°50'00" East 57.50 feet to a point in vacated alleyway;**  
**Thence South 137.50 feet to the Southeast corner of Lot 22, Block 10 of said Townsite of Felt, Teton County, Idaho;**  
**Thence South 89°50'00 West, 57.50 feet to a point in vacated alleyway;**  
**Thence North 25.00 feet to a point in vacated alleyway;**  
**Thence South 89°50'00" West, 137.50 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: October 11, 2022

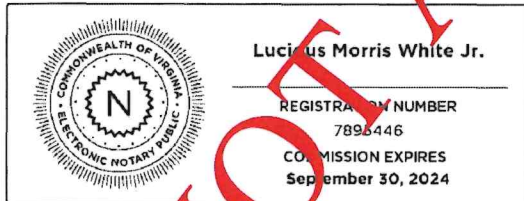
William E. Urban  
William E. Urban

Karen L. Urban  
Karen L. Urban

State of Virginia } ss  
County of Prince William }

On this 12th day of October, 2022, before me, the Undersigned, a Notary Public in and for said state, personally appeared William E. Urban and Karen L. Urban, 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

Lucius Morris White Jr.  
Notary Public for the State of Virginia  
Residing at: Prince William County  
Commission Expires: 09/30/2024



Notarized online using audio-video communication