



## WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:612995

### FOR VALUE RECEIVED

**Richard M. Carlson, Jr., Trustee of the Richard M. Carlson, Jr. Revocable Trust of March 19, 2001**

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

**Millie Bates Ranch LLC, an Idaho Limited Liability Company**

whose current address is

**5758 W Fillmore St  
Chicago, IL 60644**

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

**Parcel 1 as reflected on that certain boundary line Adjustment, recorded as Instrument No. 246715 and shown as follows: A portion of Government Lot 4, Section 3, Township 4 North Range 45 East of the Boise Meridian Teton County, Idaho, being more particularly described by metes and bounds as follows: COMMENCING at the Section Corner common to Sections 3 & 4 Township 4 North, Range 45 East, and Sections 33 & 34 Township 5 North, Range 45 East, Boise Meridian Teton County, Idaho, marked by a 5/8 inch diameter rebar with an aluminum cap and having a C.P.R. filed in the Office of the Clerk and Recorder, Teton County, Idaho recorded as Instrument No. 110929; THENCE, South 89°44'44" East, 164.00 feet along the North line of said Government Lot 4 to the POINT OF BEGINNING marked by a 5/8 inch diameter rebar with an aluminum cap inscribed "PLS 14391"; CONTINUING, South 89°44'44" East, 500.92 feet, along said North line to a point witnessed by a 5/8 inch diameter rebar with an aluminum cap inscribed "PLS 14391" bearing South 00°36'16" East, 30.00 feet from said point; THENCE, South 00°36'16" East, 1330.75 feet, to a point on the South line of said Government Lot 4 marked by a 5/8 inch diameter rebar with an aluminum cap inscribed "PLS 14391"; THENCE, North 89°40'53" West, 664.93 feet, along said South line to a point on the section line common to said Sections 3 & 4, being marked by an aluminum cap inscribed "AW LENG 2860"; THENCE, North 00°36'17" West, 1247.83 feet, along said section line to a point marked by a 5/8 inch diameter rebar with an aluminum cap inscribed "PLS 14391"; THENCE, North 63°28'11" East, 182.32 feet, to the POINT OF BEGINNING.**

**Parcel 2 as reflected on that certain boundary line Adjustment, recorded as Instrument No. 246715 and shown as follows: A portion of Government Lot 4, Section 3, Township 4 North Range 45 East of the Boise Meridian Teton County, Idaho, being more particularly described by metes and bounds as follows: COMMENCING at the Section Corner common to Sections 3 & 4 Township 4 North, Range 45 East, and Sections 33 & 34 Township 5 North, Range 45 East, Boise Meridian Teton County, Idaho, marked by a 5/8 inch diameter rebar with an aluminum cap and having a C.P.R. filed in the Office of the Clerk and Recorder, Teton County, Idaho recorded as Instrument No. 110929; THENCE, South 89°44'44" East, 664.92 feet along the North line of said**

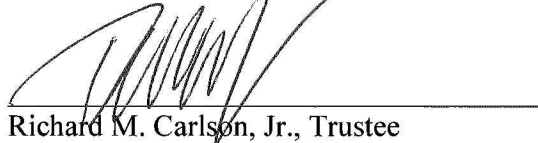
Government Lot 4 to the POINT OF BEGINNING marked by a 5/8 inch diameter rebar with an aluminum cap inscribed "PLS 14391", bearing South 00°36'16" East 30.00 feet;  
 Thence, South 89°44'44" East, 658.92 feet, along said North line to a point marked by a 5/8 inch diameter rebar;  
 THENCE, South 00°29'54" East, 1331.45 feet, along the East line of said Government Lot 4 to a point marked by an aluminum cap inscribed "AW ENG 2860";  
 THENCE, North 89°40'53" West, 656.47 feet, along said South line of Government Lot 4 to a point marked by a 5/8 inch diameter rebar with an aluminum cap inscribed "PLS 14391";  
 THENCE, North 00°36'16" West, 1330.75 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: July 7, 2022

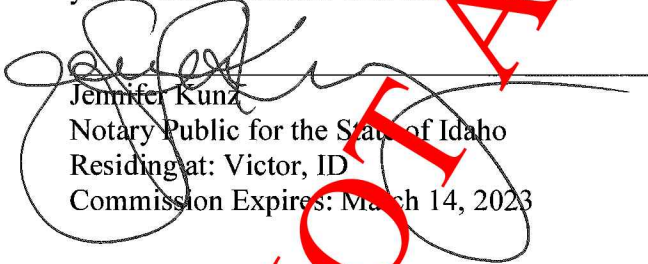
Richard M. Carlson, Jr. Revocable Trust of March 19, 2001

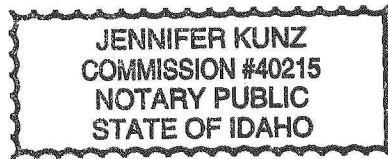
  
 Richard M. Carlson, Jr., Trustee

State of Idaho } ss.  
 County of Teton }

On this 8 day of July, 2022, before me, Jennifer Kunz, a Notary Public in and for said state, personally appeared Richard M. Carlson, Jr. known or identified to me to be the person whose name is subscribed to the foregoing instrument, as trustee of the Richard M. Carlson, Jr. Revocable Trust of March 19, 2001.

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



NOT A LEGAL COPY