

This document prepared by (and after recording)
return to):)
 Name:)
 Firm/Company:)
 Address:)
 Address 2:)
 City, State, Zip:)
 Phone:)
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WARRANTY DEED
 (Husband to Himself and Wife)

FOR VALUE RECEIVED:

_____, hereinafter referred to as "Grantor", does grant, bargain, sell, convey, and warrant unto _____ and _____, Husband and Wife, as joint tenants with rights of survivorship and not as tenants in common or community property with rights of survivorship or community property without rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of _____, State of Idaho, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book _____, Page _____, Document No. _____, of the Recorder of _____ County, Idaho.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

TO HAVE AND TO HOLD to the said Grantees as joint tenants with rights of survivorship and not as tenants in common or community property with rights of survivorship or community property without rights of survivorship, their heirs, personal representatives, executors and assigns forever.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the ____ day of _____, 20__.

Grantor
{Type Name}

Grantor
{Type Name}

STATE OF _____

COUNTY OF _____

On this ____ day of _____, in the year of _____, before me,
_____, a Notary Public, personally appeared
_____ and _____ known or identified to
me (or proved to me on the oath of _____), to be the persons whose names
are subscribed to the within instrument, and acknowledged to me that they executed the same.

(Seal)

Notary Public

Printed Name

My Commission Expires:

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

SEND TAX STATEMENTS TO GRANTEE

*** COMMUNITY PROPERTY AGREEMENT**

It is hereby agreed by and between _____ and _____,
Husband and Wife, Grantees herein, that the above described community property shall, in the event of
the death of one spouse, vest in and belong to the surviving spouse.

Grantee

Type or Print Name

Grantee

Type or Print Name

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
_____	_____
_____	_____
_____	_____
_____	_____