

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

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, _____, an individual, hereinafter Grantor, whether one or more, does grant, bargain, sell, convey, and warrant unto _____, an Individual, hereinafter "Grantee," whether one or more, 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.

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

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of persons claiming through or under Grantor, but against no other claims or encumbrances of any kind.

Taxes for tax year _____ shall be prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or paid by Grantees, or paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor.

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

Grantor
{Type Name}

STATE OF IDAHO
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