

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Land Title of Nez Perce County
PO Box 1536
Lewiston, ID 83501

RECEIVED

APR 05 2021

IDWR / NORTH

NO 603061

AT THE REQUEST OF
LAND TITLE OF NEZ PERCE COUNTY

DATE AND HOUR

12-26-2019 08:21:50 AM

HENRIANNE K. WESTBERG
LATAH COUNTY RECORDER

Fee: \$15.00 BY 

(Space Above for Recorder's Use)

WARRANTY DEED

For value received Judd & Best LLP, an Idaho limited liability partnership, who took title as Judd & Best, L.L.P. ("Grantor"), conveys, grants, bargains, and sells to B2 Land, LLC, an Idaho limited liability company, ("Grantee"), whose address is 444 E. Walnut, Genesee, Idaho 83832, and its successors and assigns forever, the following described real property situated in Latah County, State of Idaho:

Lot 2, Felsted-Kaufman Subdivision to Latah County, Idaho, as shown by the recorded plat thereof.

SUBJECT TO (i) taxes and assessments for the year 2019 and all subsequent years, (ii) any and all existing easements, rights-of-way, reservations, restrictions and encumbrances, excluding liens, of public record, (iii) any and all patent reservations, irrigation and utility assessments for the current year, (iv) all zoning laws and ordinances, and (v) the Permitted Exceptions approved by Grantee and set forth on Exhibit A attached hereto.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the real property herein described.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said real property; that the real property is free from all encumbrances, excepting those as may be herein set forth, and that Grantor will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 23 day of December, 2019.

READ AND APPROVED

 

Judd & Best LLP, an Idaho limited liability partnership

✓ By: Sharon K. Judd
Sharon K. Judd, Partner

By: Donald R. Judd
Donald R. Judd, Partner

STATE OF IDAHO)
County of Merger) ss.

On this 23 day of December, 2019, before me Lori E. Stone, personally appeared Sharon K. Judd and Donald R. Judd, known or identified to me (or proved to me on the oath of _____) to be the partners of Judd & Best LLP, the limited liability partnership that executed the instrument or the persons who executed the instrument on behalf of said limited liability partnership, and acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Lori E. Stone
NOTARY PUBLIC FOR IDAHO
Residing at Clarkston WA
My Commission Expires 04/28/2024

EXHIBIT A

1. Easement to the Washington Water Power Company, as more fully set out in that certain Right of Way Easement recorded under Recorder's Fee No. 165551 in Book 6 of Leases and Agreements at Page 369.
2. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded under Recorder's Fee No. 465476, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).