IDAHO SPECIAL WARRANTY DEED

This Deed, made the _____ day of _____, 20_____ between _____ (Grantor), with address at _____, party of the first part, and _____ (Grantee), with address at _____, party of the second part:

Witnesseth, that the Grantor, in consideration of _____$, lawful money of the United States, paid by the Grantee, does hereby grant, convey, and release unto the said Grantee forever all its interest in the premises more particularly described as follows:

_____
_____,

(Description of Property and Recital of Title)

together with the appurtenances and all the estate and rights of the Grantor in and to said premises.

The Grantor hereby warrants to the Grantee the following:

1. The Grantor lawfully owns fee simple title to the premises;

2. The Grantor has the right to immediate possession of the premises;

3. The Grantor has good right to convey the premises to the Grantee; and

4. The premises is free from all encumbrances made by the Grantor.

The Grantor warrants and will defend the title to the premises unto the Grantee against all persons who may lawfully claim the same by, through, or under the Grantor, but no further or otherwise.

In witness whereof, the Grantor has hereunto set its hand and seal the day and year first above written.

_____	_____
Grantor's Signature	Grantee's Signature
_____	_____
Grantor's Name	Grantee's Name

In the presence of:

_____	_____
Witness's Signature	Witness's Signature
_____	_____
Witness's Name	Witness's Name
_____	_____
Witness's Address	Witness's Address

Acknowledgement Of Notary Public

State of Idaho}

} ss

City / County of _____}

On this day personally appeared before me _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are described in and who executed the foregoing instrument, and acknowledged that s/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and Notarial Seal, the _____th day of _____, 20____.

_____

NOTARY PUBLIC

NOTARY PUBLIC in and for the State of Idaho

My commission expires _____