

18729

760924

WARRANTY DEED

X 9/20

THIS INDENTURE, made this 5 day of September 2008, by and between **ROGER H. TUTTY** and **PATRICIA A. TUTTY**, husband and wife, the GRANTORS, and **JEREMY ~~LEE~~ BASS**, a married man dealing with his separate property, of 1515 - 21st Avenue, Lewiston, Idaho 83501, the GRANTEE:

WITNESSETH:

That the said Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, and other good and valuable considerations to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said Grantee, his heirs and assigns forever, all of the following described real property situate in the County of Nez Perce, State of Idaho, to wit:

The East 25 feet of Lot 9 and all of Lot 10, Block 10, MAPLEWOOD ADDITION to the City of Lewiston, Nez Perce County, State of Idaho, according to the recorded plat thereof.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, the remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to said property, as well in law as in equity of the said Grantors.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee and to his heirs and assigns forever.

AND the said Grantors, for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said Grantee, his heirs and assigns, that at the time of the ensealing and delivery of these premises they were well seized of the premises above conveyed as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law in fee simple and have good right, full power and lawful authority to grant, bargain, sell and convey the same in the manner and form aforesaid, and

that the same are free and clear from all other and former grants, bargains, liens, taxes, assessments and encumbrances of whatever kind or nature whatsoever, EXCEPTING the levies, assessments and real property taxes for 2008.

AND the above bargained premises in the quiet and peaceable possession of the said Grantee, his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said Grantors shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year in this indenture first hereinabove written.

Roger H. Tutty

ROGER H. TUTTY

INST. NO. 760924
FILED FOR RECORD
FEE 6.00 REC. BY LAND TITLE

2008 SEP 8 PM 2 53

Patricia A. Tutty

PATRICIA A. TUTTY

PATTY O. WEEKS
RECORDER, NEZ PERCE CO. ID.
BY *[Signature]* DEPUTY

STATE OF Idaho)
County of Nez Perce) : ss.

On this 05 day of September, 2008, before me, Lori E. Stone, the undersigned, a Notary Public in and for said state, personally appeared **ROGER H. TUTTY** and **PATRICIA A. TUTTY**, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they 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 hereinabove written.

(SEAL)



Lori E. Stone
Notary Public for Idaho
Residing at Clarkston
My Commission Expires: 04/28/2012

WARRANTY DEED -2-