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STATE OF MONTANA LINCOLN COUNTY
RECORDED: 09/29/2015 3:50 KOI: DEED
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FOR: FIRST AMERICAN TITLE CO. OF MT., INC. P.O. BOX 155, LIBBY

WARRANTY DEED

⁵⁵⁹⁷¹⁴
GRANTOR: Patricia Bailey, an adult, 658 Halo Drive, Troy, MT 59935.

GRANTEE: Michelle Tucker and Glen J. Klippel, adults, as joint tenants with right of survivorship, P.O. Box 1003, Sandpoint, ID 83864.

For valuable consideration, Grantor conveys to Grantee title to the following-described real property. Grantor forever warrants that she has good title to the property, that she has the right to convey it, that no one has the right to dispossess Buyer of the property, and that there are no encumbrances on the property other than those described below.

Lot 33, Block 1, Amended Plat of Angel Island, according to the plat thereof on file in the office of the Clerk and Recorder, Lincoln County, Montana.

SUBJECT TO:

1. Easement granted to Northern Lights, Inc., recorded March 18, 1971 in Book 12 at Page 504.
2. Covenants, Conditions, and Restrictions recorded May 18, 1970 in Permanent File # 2523. Amendment to said Covenants recorded July 9, 1970 in Permanent File #2523A, July 24, 1980 in Permanent File #3611 and October 5, 2010 in Book 333 at Page 969.
3. Easements on the recorded plat of Amended Plat of Angel Island.
4. By-laws of Angel Island Community Association recorded June 15, 1998 in Permanent File #6148, August 7, 2000 in Permanent File #6772, June 12, 2002 in Permanent File #7158 and July 20, 2011 in Book 337 at Page 898.
5. Opinion letter from surveyor regarding Angel Island plat, water frontage, filed July 2, 2009 in Permanent File No. 10187.
6. Easement granted to Northern Lights, Inc., recorded September 30, 1980 in Book 69 at Page 120.

[Signature]
Patricia Bailey

STATE OF MONTANA, COUNTY OF LINCOLN

On this 29th day of September, 2015, before me, a Notary Public for the State of Montana, appeared Patricia Bailey, known to me to be the person described herein, who executed and acknowledged to me that she executed the foregoing instrument.

[Signature]
Notary Public

