

329324 WARRANTY DEED

STATE OF MONTANA SANDERS COUNTY

RECORDED: 5/30/2023 12:03 PM

Pages: 2

Lisa Wadsworth Clerk and Recorder

FEE: \$16.00 BY: Bruce Frank

Return To: FLYING S TITLE AND ESCROW - THOMPS

AND WHEN RECORDED MAIL TO:

Thomas L. Bell
59 Northshore Drive
Thompson Falls, MT 59873

Filed for Record at Request of:
Flying S Title and Escrow of Montana, Inc.

Space Above This Line for Recorder's Use Only

Order No.: 1095099THF
Parcel No.: 5587

WARRANTY DEED

FOR VALUE RECEIVED,

Kenneth E. Stevenson and Linnea M. Stevenson as joint tenants

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

Thomas L. Bell

whose address is: **37 Highline Drive, Jefferson City, MT 59638**

Hereinafter called the Grantee, the following described premises situated in **Sanders County, Montana**, to-wit:

Lot 4 of North Shore Estates III, a platted subdivision in Sanders County, Montana, according to the official recorded plat on file in the office of the Sanders County Clerk and Recorder.

SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: May 26, 2023

