

332766 WARRANTY DEED

STATE OF MONTANA SANDERS COUNTY

RECORDED: 7/11/2024 1:09 PM

Pages: 2

Lisa Wadsworth Clerk and Recorder

FEE: \$16.00 BY: _____

Beckie Reiter

Return To: CSC ERECORDING

After recording return to:
Robert & Sonja Teece
29 Foothill Ln
Plains, MT 59859
CFT24289DK

WARRANTY DEED
TO JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE Is made the 10th day of July 2024, by and between, **DKE PROPERTIES, LLC**, a Montana limited liability company, 280 Little Beaver Creek Rd, Trout Creek, MT 59874, **Grantor**, and **ROBERT D. TEECE** and **SONJA L. TEECE**, as Joint Tenants with Right of Survivorship, 29 Foothill Ln, Plains, MT 59859, **Grantees**.

WITNESSETH:

That the said Grantor, for and in consideration of an **I.R.C. Sec. 1031 EXCHANGE AND OTHER GOOD AND VALUABLE CONSIDERATION**, lawful money of the United States of America to Grantor in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantees, as joint tenants and to the survivor of said named joint tenant, and not as tenants in common, and to the heirs, successors and assigns of the survivor of said named joint tenants forever, all that certain lot, piece or parcel of land, situate, lying and being in the County of Sanders, State of Montana, and particularly described as follows:

Lot 8 of HIDDEN MEADOWS II, Sanders County, Montana, according to the map or plat thereof on file in the office of the Clerk and Recorder of Sanders County, Montana.

SUBJECT TO AND TOGETHER WITH Covenants, Conditions, Restrictions, Provisions, Easements, Reservations, Encumbrances and Matters apparent or of record.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder or remainders, rents, issues and profits thereof, and also all the right, title, interest and right of homestead property, possession, claim and demand whatsoever, as well in law as in equity of the

