

321618 WARRANTY DEED

STATE OF MONTANA SANDERS COUNTY

RECORDED: 5/28/2021 12:18 PM

Pages: 2

Nichol Scribner Clerk and Recorder

FEE: \$14.00 BY: Bruce Frank

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After Recording Return To:
Anna Kay Vandembroucke
815 Rocky Mountain Ranch Road
Sprit Lake, ID 83869
CFT21499BK

WARRANTY DEED

THIS INDENTURE is made the 28th day of May, 2021, by and between **DANIEL PETER SAINT-PIERRE**, of P.O. Box 1574, Noxon, Montana 59853, **Grantor**, and **ANNA KAY VANDENBROUCKE**, of 815 Rocky Mountain Ranch Road, Spirit Lake, Idaho 83869, **Grantee**.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, lawful money of the United States of America to Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grants, bargains, sells, conveys, warrants and confirms unto the said Grantee, and to Grantee's heirs, successors and assigns 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:

PARCEL NO. 1: A parcel of land in the NE1/4NE1/4 of Section 17, Township 28 North, Range 33 West, P.M.M., Sanders County, Montana, further described as Bennett Senior Tract on Certificate of Survey No. 141, on file in the office of the Clerk and Recorder of Sanders County, Montana.

PARCEL NO. 2: A parcel of land in the SE1/4NE1/4 of Section 17, Township 28 North, Range 33 West, P.M.M., Sanders County, Montana, further described as North Pond Tract on Certificate of Survey No. 141, on file in the office of the Clerk and Recorder of Sanders County, Montana.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, agreements, conditions and rights of way apparent or of record, Sanders County, Montana.

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 said Grantor of, in or to the said premises, and every part and parcel thereof, with the appurtenances. **TO HAVE AND TO HOLD**, all and singular, the above mentioned and described premises, together with the appurtenances unto the said Grantee, and to Grantee's heirs, successors and assigns forever.

And the said Grantor and Grantor's heirs, successors and assigns, does hereby covenant that Grantor will forever **WARRANT AND DEFEND** all right, title and interest in and to the said premises, and the quiet and peaceable possession thereof unto the said Grantee, and to Grantee's heirs, successors and assigns, against the acts and deeds of the said Grantor and all and every person and persons whomsoever, lawfully claiming or to claim the same.

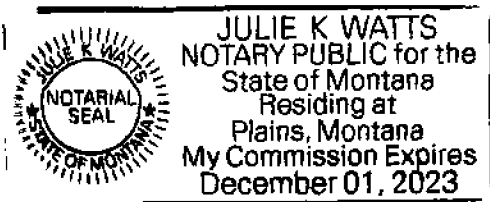
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

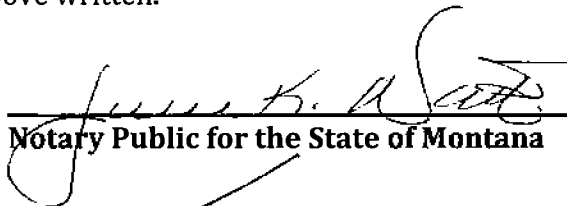

DANIEL PETER SAINT-PIERRE

STATE OF MONTANA)
 :SS.
County of Sanders)

On this 28th day of May, 2021, before me, the undersigned, a **Notary Public for the State** aforesaid, personally appeared **DANIEL PETER SAINT-PIERRE**, and known to me the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and date in this Certificate first above written.





Notary Public for the State of Montana

Printed Name of Notary

(SEAL)