

318692 WARRANTY DEED

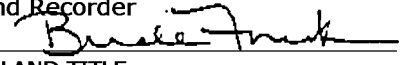
STATE OF MONTANA SANDERS COUNTY

RECORDED: 10/27/2020 3:53 PM

Pages: 3

Nichol Scribner Clerk and Recorder

FEE: \$21.00 BY: _____



Return To: LAKE COUNTY LAND TITLE

After recording return to:
David Brabo
Shalea Brabo
PO Box 1147
Maple Valley, WA 98038

CFT20470DK

WARRANTY DEED
TO JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE Is made the 19th day of October 2020, by and between, **H. RAY LANGFORD** and **JUDY LANGFORD**, PO Box 1537, Trout Creek, MT 59874, and **BENJAMIN T. TRAVER** and **ERIN M. TRAVER**, PO Box 502, Thompson Falls, MT 59873, **Grantors**, and **DAVID BRABO** and **SHALEA BRABO**, as joint tenants with right of survivorship, PO Box 1147, Maple Valley, WA 98038, **Grantees**.

W I T N E S S E T H:

That the said Grantors, 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 Grantors in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, do 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 their 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 11 of SOUTH HILL RIDGE, a subdivision in Sanders County, Montana, according to the map or plat thereof on file in the office of the Clerk and Recorder of Sanders County, Montana.

RESERVING UNTO GRANTORS AND FURTHER GRANTING UNTO GRANTEES, easements as shown on the plat of SOUTH HILL RIDGE, records 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 said Grantors of, in or to the said premises, and every part and parcel thereof, with the appurtenances.

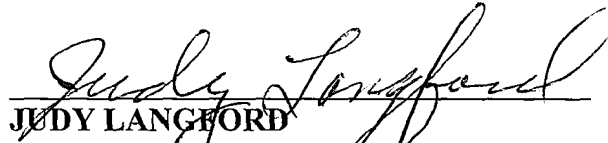
TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances unto the said Grantees, as joint tenants with right of survivorship, and not as tenants in common, and to the heirs, successors and assigns of the survivor of said named joint tenants forever.

And the said Grantors and Grantors' heirs, successors and assigns, do hereby covenant that they 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 Grantees, as joint tenants with right of survivorship, and not as tenants in common, and to the heirs, successors and assigns of the survivor of said named joint tenants, against the acts and deeds of the said Grantors and all and every person and persons whomsoever, lawfully claiming or to claim the same.

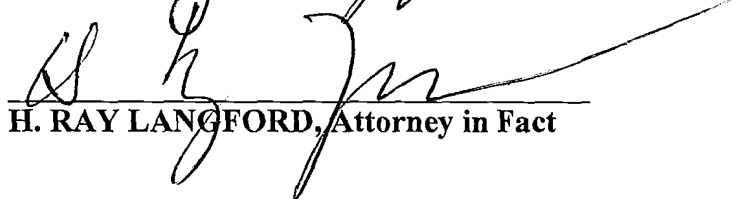
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.



H. RAY LANGFORD



JUDY LANGFORD



H. RAY LANGFORD, Attorney in Fact



BENJAMIN T. TRAVER



ERIN M. TRAVER

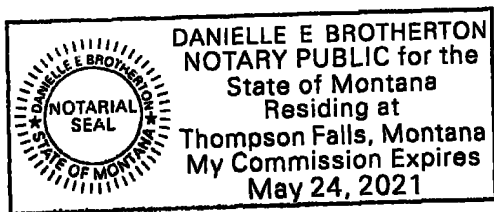


BENJAMIN T. TRAVER,
Attorney in Fact

STATE OF MONTANA)
 : SS.
County of Sanders)

On this 19th day of October 2020, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared **H. RAY LANGFORD**, known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same individually and as Attorney in Fact for **JUDY LANGFORD**.

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

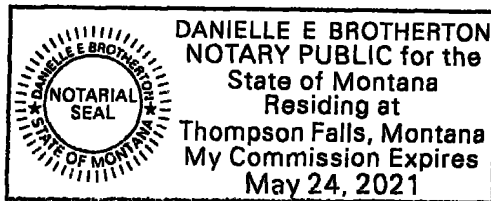


Danielle E Brotherton
Notary Public for the State of MONTANA

STATE OF MONTANA)
 : SS.
County of Sanders)

On this 19th day of October 2020, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared **BENJAMIN T. TRAVER**, known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same individually and as Attorney in fact for **ERIN M. TRAVER**.

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



Danielle E Brotherton
Notary Public for the State of MONTANA