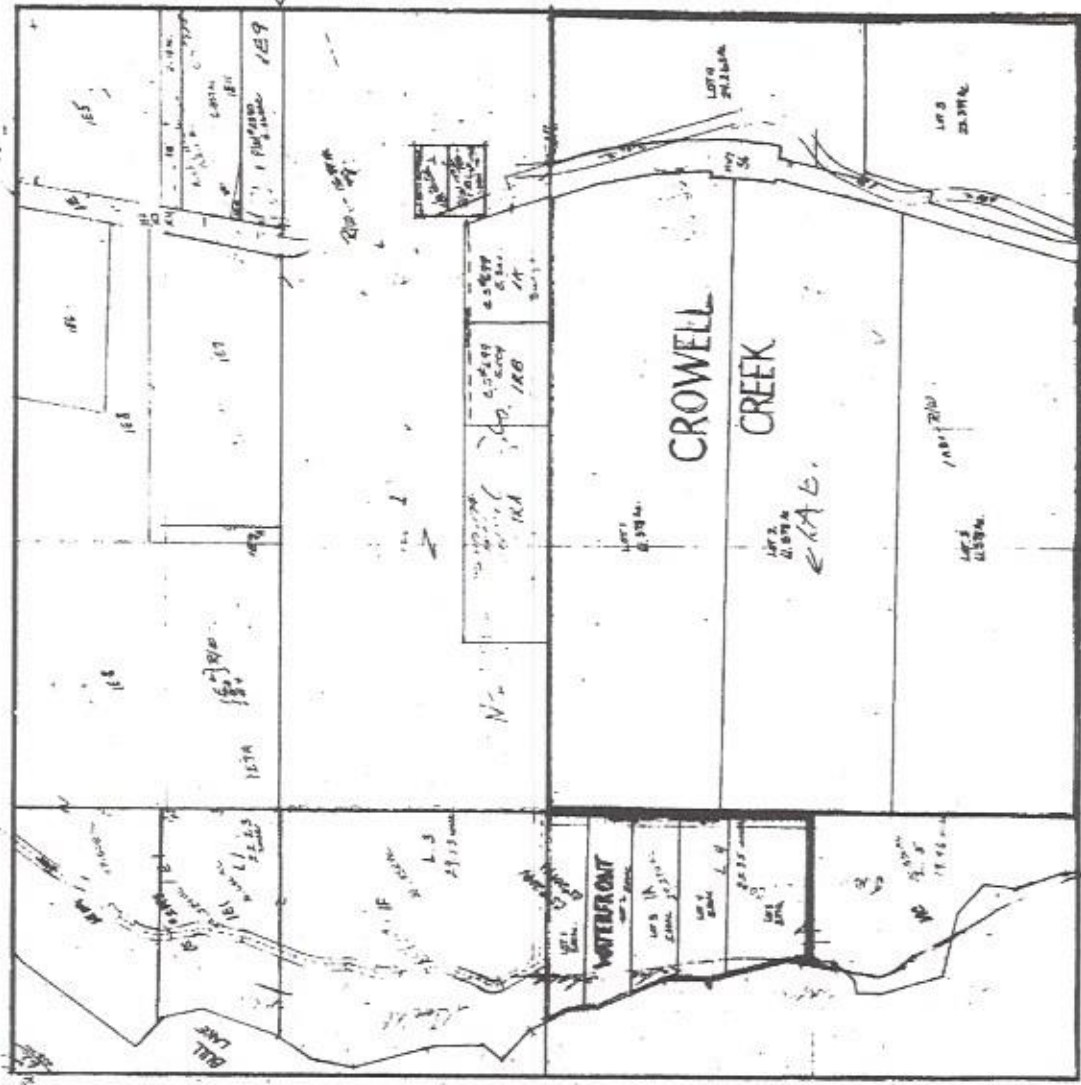


LINCOLN COUNTY TRACT BOOK.

SECTION 10 TOWNSHIP 10 N. RANGE 10 W.

SCALE 400 FEET TO ONE INCH FOR FULL SECTION.
FIELD SURVEY BY J. H. ...



INDEXED

184,

x

Winfred W. Crandell, Trustee

- to -

Stewart R. Crandell

Sec. 17, Twp. 29 N., Rge. 32 W.

W.D. Bk. 16, Page 219

1E7A

STATE OF MONTANA
COUNTY OF LINCOLN

Filed this 28th day of December 1921

at 11:05 A.M.
Calvin L. Vaughn
County Clerk

By Mae Watson
Deputy

1847

Meander Corner
1/2 Brass Cup

Steel Pin

Steel Pin

Steel Pin

Steel Pin

TRACT "A" DESCRIPTION

A tract of land in the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ and the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ both of Section 17 Twp. 29 N., R. 33 W., M.P.M., containing 19.38 acres, more or less, and more particularly described as follows: Beginning at the steel pin marking the southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17 Twp. 29 N., R. 33 W., M.P.M., thence N 0° 16' 10" E along the west line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, 606.47 feet to a steel pin; thence S 89° 22' E 1405.05 feet to a steel pin; thence S 0° 08' 30" W 594.81 feet to a steel pin on the south line of said S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence S 89° 50' 30" W along said south line and along the south line of said S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 1405.96 feet to the point of beginning.

TRACT "B" DESCRIPTION

A tract of land in the S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ and the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ both of Section 17 Twp. 29 N., R. 33 W., M.P.M., containing 18.894 acres, more or less, and more particularly described as follows: Beginning at a steel pin on the south line of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17 Twp. 29 N., R. 33 W., M.P.M. which point is S 89° 50' 30" E 87.84 feet from the southwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 17; thence N 0° 11' 30" E 594.81 feet to a steel pin; thence S 89° 22' E 1444.62 feet to a steel pin on the westerly right of way line of State Route No. 202; thence, along said right of way line, S 9° 32' W 438.06 feet; thence, on the arc of a curve to the left having a radius of 1960.0 feet, turning through an angle of 42° 08' a distance of 151.16 feet to a point on the south line of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 17; thence, along said south line, S 89° 50' 30" W 1352.78 feet to the point of beginning.

Steel Pin

Steel Pin

Steel Pin

Steel Pin

S 1/2 NE 1/4 NW 1/4
Tract "A"
19.380 A.

S 1/2 NW 1/4 NE 1/4
Tract "B"
18.894 A.

State Route No. 202

Steel Pin
Point of Beginning

POINT OF BEGINNING

Curve
Delta 28° 22' 36"
D 90
T 482.7'
L 945.8'
R 1910.0'
M 2110.5'

Crandall Tracts

In Section 17 Twp. 29 N., R. 33 W., M.P.M.

Scale: 1 Inch = 200 Feet

September 1971.

Linnean Engineering - Troy, Montana.

Handwritten notes and signatures



STATE OF MONTANA LINCOLN COUNTY

RECORDED: 01/03/2005 1:30 NOI: DEED

CORAL M. CUBBINGS CLERK AND RECORDER

FEE: \$12.00

BY: *Sharon Linnai Deputy*

TO: LINCOLN COUNTY TITLE CO. 119 W. 5TH ST., LIBBY, MONTANA 59923

WARRANTY DEED
(JOINT TENANCY)

FOR VALUE RECEIVED, GEORGE R. COCHRAN AND AILENE A. COCHRAN, TRUSTEES OF THE GEORGE R. COCHRAN AND AILENE A. COCHRAN FAMILY TRUST, the grantor, does hereby grant, bargain, sell and convey unto MICHAEL J. GUNTHER AND SHANNON R. GUNTHER of 6691 LAKEFRONT DRIVE, MAGALIA, CA 95954, the grantees, as joint tenants (and not as tenants in common), and to the survivor of said named joint tenants, and to the heirs and assigns of such survivor, the following described premises, in Lincoln County, Montana, to wit:

A tract of land in the South Half of the Northeast Quarter of the Northwest Quarter and the South Half of the Northwest Quarter of the Northeast Quarter, both of Section 17, Township 29 North, Range 33 West P.M.M., Lincoln County, Montana, and more particularly described as follows: Beginning at the steel pin marking the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 17, Township 29 North of Range 33 West, P.M.M., Lincoln County, Montana; thence North 0° 16' 10" East along the West line of said Northeast Quarter of the Northwest Quarter 606.47 feet to a steel pin; thence South 89° 22' East 1405.05 feet to a steel pin; thence South 0° 08' 30" West 594.81 feet to a steel pin on the South line of said South Half of the Northwest Quarter of the Northeast Quarter; thence North 89° 50' 30" West along said South line and along the South line of said South Half of the Northeast Quarter of the Northwest Quarter a distance of 1405.96 feet to the point of beginning.
Plat No. 1847.

TOGETHER WITH AND SUBJECT TO an easement as set out in an instrument recorded in Book 10, on Page 171, microfilm records of Lincoln County, Montana. Also, together with a utility easement over the North 12 feet of the above stated easement.

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

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, as joint tenants with right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named joint tenants forever. And the said Grantor does hereby covenant to and with the said Grantees, that it is the owner in fee simple of said premises; that it is free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

DATED this 29 day of ~~January~~ ^{DECEMBER} 2004 *HC*
~~2005~~ *MAC*

GEORGE R. COCHRAN, AILENE A COCHRAN,
TRUSTEES OF THE GEORGE R. COCHRAN
AND AILENE A. COCHRAN FAMILY TRUST

BY: *George R. Cochran, Trustee*
GEORGE R. COCHRAN, TRUSTEE

BY: *Ailene A. Cochran Trustee*
AILENE A. COCHRAN, TRUSTEE

STATE OF ARIZONA

)
) ss.

County of Pima

Dec. 2004 Sic

On this 29 day of ~~January~~, 2005, before me, a Notary Public in and for said State, personally appeared GEORGE R. COCHRAN AND AILENE A. COCHRAN, known to me to be the TRUSTEES of the GEORGE R. COCHRAN AND AILENE A. COCHRAN FAMILY TRUST, that they executed the within instrument on behalf of the trust herein named, and acknowledged to me that such trust executed the same.

(SEAL)

Sally J. Christensen
Notary Public for State of Arizona
Residing Queen Valley, Arizona
My commission expires Jan. 9, 2006

