

After recording return to:
Brent C. Noble
Zoe L. Noble
14810 280th Place NE
Duvall, WA 98019

52070

**WARRANTY DEED
TO JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

THIS INDENTURE, made this 25th day of October, 2005, by and between **SELKIRK DEVELOPMENT, LLC**, of 101 Beaver Creek Road, Heron, MT 59853, **Grantor** and **BRENT C. NOBLE and ZOE L. NOBLE**, as joint tenants with right of survivorship, of 14810 280 Place NE, Duvall, WA 98019, **Grantees**.

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 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:

A parcel of land in the West half of the Southeast quarter of the Northeast quarter (W1/2SE1/4NE1/4) of Section 5, Township 26 North, Range 34 West, PMM, Sanders County, Montana, further described as Tract 14 on Certificate of Survey No. 915 (Elk Meadows), filed for record December 15, 1987, Sanders County records.

Granting unto Grantees and reserving unto Grantor an easement in common for the purpose of ingress and egress and the right to maintain said easement, 30 feet in width, adjacent to and parallel with the South boundary of Tracts 13, 14 and 15 on said Certificate of Survey No. 915, records of Sanders County, Montana. Said easement shall also provide an easement for ingress and egress to Lot 3 on Certificate of Survey No. 2415, records of Sanders County, Montana.

TOGETHER WITH AND SUBJECT TO Easements, reservations and rights of way, apparent or of record including Easement in favor of Northern Lights, Inc., recorded September 15, 1982 at Volume 100 of Deeds, Page 441; Terms, conditions, provisions, easements and reservations of Certificate of Survey No. 2414-MS filed December 3, 2003, including but not limited to the road as shown, and Certificate of Survey No. 915, filed December 15, 1987; Terms, conditions, provisions, easements, requirements and reservations contained in Elk Meadows Road and Utility Easement recorded August 5, 1987 at Volume 108 of Deeds, Page 146; Correction of Elk Meadows Road and Utility Easement recorded October 13, 1988 at Volume 110 of Deeds, Pages 142-144; Terms, conditions, assessments and provisions of the Declaration of Covenants, Conditions, Restrictions to Real Property, recorded January 21, 1986 at Volume 13 of Misc., Page 204; Terms, conditions and provisions of the Road Maintenance Agreement for Elk Meadows, recorded August 5, 1987 at Volume 13 of Misc. Page 827; Meaning and effect of the Termination of Road Maintenance Agreement recorded August 25, 2003 at Micro No. 42481, Reception No. 252137; and Meaning and effect of the Termination of Declaration of Covenants, Conditions, Restrictions to

Real Property recorded August 25, 2003 at Micro. No. 42496, Reception No. 252152, records of 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 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 Grantor and Grantor's, successors and assigns, hereby covenants 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 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 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 above first written.

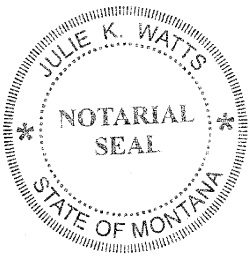
[Signature]
SELKIRK DEVELOPMENT, LLC

RANDY FRANZ, Member/Manager

STATE OF MONTANA)
 : SS.
County of Sanders)

On this 25th day of October, 2005, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared RANDY FRANZ, known to me to be the MEMBER/MANAGER of the SELKIRK DEVELOPMENT, LLC the entity described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same in such capacity.

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



[Signature]
Notary Public for the State of MONTANA
Julie K. Watts
Printed Name of Notary
Residing at: Plains MT
My commission expires: 12-01-2007

INDEXED
[initials]