

Recorded at the Request of
D. Jay Curtis, Esq.
Ray Quinney & Nebeker P.C.
P.O. Box 45385
Salt Lake City, UT 84145-0385

Mail Tax Notice to:
Gary L. & Patricia A. Waters
Trustees
141 Eagle View Lane
Noxon, MT 59853

Space above for County Recorder's use

WARRANTY DEED

GARY L. WATERS and PATRICIA WATERS, Grantors,

hereby CONVEYS AND WARRANTS to **Gary L. Waters and Patricia A. Waters, or their successors, as Trustees of the G & P Waters Trust dated July 11, 2014, as amended**, Grantee, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Sanders County, State of Montana:

The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 17, Township 28 North, Range 33 West, P.M.M., Sanders County, Montana. According to Certificate of Survey No. 2479

SUBJECT TO THE FOLLOWING:

- a) All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may be disclosed by Certificate of Survey No. 2479, recorded July 30, 2004.
- b) All rights, reservations, restrictions, easement, rights-of-way, covenants, conditions and provisions apparent or of record.

TO HAVE AND TO HOLD UNTO THE GRANTEE, and to his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee that he is the owner in fee simple of said premises; that they are free from all encumbrances; and that he will warrant and defend the same from all lawful claims whatsoever.

