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 ANN 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:

A tract of land in the Southeast quarter (SE¼) of Section 17, Township 28 North, Range 33 West, P.M.M., containing 20.351 acres and more particularly described on Certificate of Survey No. 1783RB on file and of record in the office of the Clerk and Recorder, Sanders County, Montana.



SUBJECT TO a road easement as disclosed by the instrument recorded September 3, 1969 in Book 85 of Deeds, page 12, Sanders County Records.



SUBJECT TO county road rights-of-way not recorded and indexed as a conveyance in the office of the Sanders County Clerk and Recorder, pursuant to Title 70, chapter 21, M.C.A.

SUBJECT TO an easement for underground distribution and secondary powerlines as disclosed by the instrument recorded October 8, 1996 at Micro No. 18634, Sanders County Records.

SUBJECT TO terms, conditions, provision, restrictions, rights-of-way and easements, if any, as disclosed on Certificate of Survey No. 1783RB, Sanders County Records.

SUBJECT TO all other, easements, rights-of-way, licenses, agreements, terms, conditions, provisions and restrictions apparent or of record.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee, its 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.

WITNESS the hand of said Grantors:

By: San E Waters Gary L. Waters	Dated: 8 -6 - 17	, 2014
By: Gatricia (1, m) (1) a tora) Patricia Ann Waters	Dated: 8 - 6 - 14	, 2014
STATE OF Montana): ss.		

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Gary L. Waters and Patricia Ann Waters.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year in this instrument first written above.

ROBERTA E. KINSER
NOTARY PUBLIC for the
State of Montana
Residing at Thompson Falls, MT
My Commission Expires
June 1, 2016

Notary Public
Residing at: Thompson Falls
My Commission expires: 06-01-2016

297611 BOOK: 1 RECORDINGS PAGE: 80800 Pages: 2

STATE OF MONTANA SANDERS COUNTY

RECORDED: 08/06/2014 11:08 KOI: WAR DEED

NICHOL SCRIBNER CLERK AND REGORDER

FEE: \$14.00 EY MOCATA VANCOL, OF