

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 (SE<sup>1</sup>/<sub>4</sub>) 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.

(12)

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

*Handwritten initials*

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.

