

Tracts 2 and 3 as set out on the Certificate of Survey filed under Document Number 452285/T of a portion of Sections 14, 23, and 24.

Together with all and singular the hereinbefore described premises together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and their reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and also the estate, right, title, interest, right of dower and right of homestead, possession claim and demand whatsoever, as well in law and equity, of the said party of the First Part, of, in or to the said premises, and every part and parcel thereof with the appurtenances thereto belonging, TO HAVE AND TO HOLD, all and singular, the above-mentioned premises unto the said party of the Second Part, and to its successors and assigns, forever.

All minerals and mineral interest shall be conveyed by the party of the First Part as part of this conveyance, without covenant of title.

SUBJECT TO any adverse claim based upon the assertion that: (a) some portion of said land has been created by artificial means, or has accreted to such portion so created; (b) some portion of said land has been brought within the boundaries thereof by any avulsive movement of Hauser Lake, or has been formed by an accretion to any such portion.

SUBJECT TO such rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of Hauser Lake.

SUBJECT TO reservations and conditions as set out in Deeds recorded in M Book 8 of Records, page 9008 and M Book 10 of Records, page 7674.

SUBJECT TO THE FOLLOWING:

That portion of the real estate described above which is more particularly described on the schedule attached hereto as Exhibit "A" (the "reserved parcel") is conveyed subject to reservation of rights and restrictive covenants as follows: The general public shall have the right to access the reserved parcel and to utilize same for passive recreational purposes including lake access. The party of the Second Part shall be prohibited from constructing improvements on the reserved parcel, provided however, that the foregoing shall not limit the party of the Second Part's right to develop an access road over the reserved parcel in the location delineated on Exhibit "A".



# EXHIBIT "A"

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PAULETTE DEHART CLK & REC  
LEWIS & CLARK CO  
HELENA, MT

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BY *Shelley Probst*  
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