

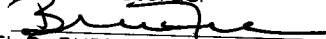
**315441 WARRANTY DEED**

STATE OF MONTANA SANDERS COUNTY

RECORDED: 1/28/2020 3:39 PM

Pages: 2

Nichol Scribner Clerk and Recorder

FEE: \$14.00 BY: 

Return To: MICHAEL D. BURNS

After recording return to:

Michael D. Burns  
Carla J. Jameson  
PO Box 1358  
Plains, MT 59859


CFT170359

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

**THIS INDENTURE**, made this 13<sup>th</sup> day of July, 2017, by and between **RON WARNER**, of PO Box 4311, Missoula, MT 59806, **Grantor**, and **MICHAEL D. BURNS and CARLA J. JAMESON**, as Joint Tenants with Right of Survivorship, 416 Blodgett Camp Road, Hamilton, MT 59840, **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, do 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:

 The NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 31, Township 21 North, Range 26 West, P.M.M., Sanders County, Montana.

**SUBJECT TO AND TOGETHER WITH** Covenants, Conditions, Restrictions, Provisions, Easements, Reservations, Encumbrances and Matters apparent or of record.

**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 heirs, successors and assigns, do hereby covenant that they 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.

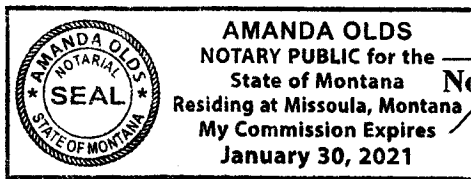
**IN WITNESS WHEREOF**, the said **Grantor** has hereunto set his name and seal the day and year above first written.

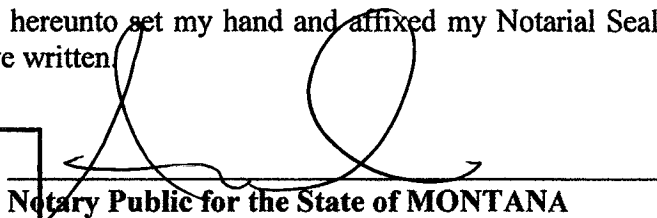
  
**RON WARNER**

STATE OF MONTANA    )  
  :SS.  
County of ~~Sanders~~    )  
                                  Missoula

On this 13 day of July, 2017, before me, the undersigned, a Notary Public for the State of Montana, personally appeared **RON WARNER**, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



  
Notary Public for the State of MONTANA