

AUG 20 2021 PM 12:43

124440 DEEDS Pages: 2

STATE OF MONTANA MINERAL COUNTY
RECORDED: 08/20/2021 12:43 K01: WARRANTY
KELANN MCLEES CLERK AND RECORDER
FEE: \$16.00 BY: *K. Seavel*
TO: HUEY COBBAERT PO BOX 486, ALBERTON, MT 59820

AND WHEN RECORDED MAIL TO:

Huey & Christy Cobbaert
PO Box 486
Alberton, MT 59820

Filed for Record at Request of:
First American Title Company

Space Above This Line for Recorder's Use Only

Order No.: 985977-ML
Parcel No.: 106110

**WARRANTY DEED
(Joint Tenancy)**

FOR VALUE RECEIVED,

Woody, LLC, a California limited liability company

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

Huey Cobbaert and Christy Cobbaert

whose address is: **PO Box 486, Alberton, MT 59820**

hereinafter called Grantees, as joint tenants (and not as tenants in common) and to the survivor of said named joint tenants, and to the heirs and assigns of such survivor, the following described premises, in **Mineral** County, **Montana**, to-wit:

A tract of land located in the Northwest quarter of the Northwest quarter of Section 28, Township 17 North, Range 26 West, P.M.M., Mineral County, Montana, and more particularly described on Certificate of Survey No. 397B of the New Plat Book, records of Mineral County, Montana, and designated as "Portion B" thereon.

Parcel No. Reference: 106110

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD, the said premises, with its appurtenances unto the said Grantees, as joint tenants with the right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named tenants forever. And the said Grantor(s) do(es) hereby covenant to and with Grantees, he/she or they is/are the owner(s) in fee simple of said premises; that they are free from all

encumbrances except for taxes and assessments for current and subsequent years and he (she or they) will warrant and defend same from all lawful claims whatsoever.

Dated: August 17, 2021

Woody, LLC, a California limited liability company

By: [Signature]
Name: Joseph H. Fallon IV
Title: President

STATE OF California)
) ss.
COUNTY OF San Diego)

This instrument was acknowledged before me on ^{August} ~~July~~ 19th, 2021, by **Joseph H. Fallon IV**, known to me to be the **Managing member** of the **Woody, LLC**.



[Signature]

Signature of Notarial Officer

Notary Public for the State of California
Residing at: San Diego
Commission Expires: May 10, 2025