

18785

WARRANTY DEED

444308

THIS INDENTURE, made and entered into this 11th day of January, 2004, by Twilla M. Walker, Surviving Joint Tenant, of 604 11th Ave. East, Polson, MT 59860, hereinafter referred to as Party of the First Part, and Ag-Mellita LP, of 10 Sky Lane Kalispell, MT 59901, hereinafter referred to as Party of the Second Part.

WITNESSETH, that the said Party of the First Part for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, lawful money of the United States of America to her in hand paid by said Party of the Second Part, the receipt whereof is hereby acknowledged; does by these presents grant, bargain, sell, convey, warrant and confirm unto the said Party of the Second Part, and to her heirs, successors and assigns forever, the hereinafter described real estate situated in the County of Lake, State of Montana, to-wit:

Parcel 1: The Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 26, Township 24 North, Range 21 West, P.M.M., Lake County, Montana, Less and Except that portion Deeded to the State of Montana for the benefit and use of its State Highway Commission as disclosed in Deeds Book 41, Page 254 recorded June 15, 1953, and in Deeds Book 41, Page 637 recorded August 23, 1954, and in Deeds Book 43, Page 454 recorded January 10, 1956 and also less and except Tract 1 on Certificate of Survey 5669.

Parcel 2: All that portion of the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 26, Township 24 North, Range 21 West, P.M.M., lying to the north and northerly of U.S. Highway 93 as the same is presently located.

Parcel 3: A portion of Gov't lot 2 of Section 26, Township 24 North, Range 21 West, P.M.M., Lake County Montana, more particularly described as follows: Tract A on Deed Exhibit H-798.

SUBJECT TO Grant of Right of Way Easement for Electric Transmission or distribution line or system to Elmo Electric Cooperative Ass'n Inc, recorded August 31, 1950 in Misc. Book 15, page 405. (Affects Parcel 1).

SUBJECT TO Easement granted to United States of America, to erect and maintain an electric distribution power line recorded March 28, 1977 as Microfile No. 233432. (Affects Parcel 2).

SUBJECT TO Easement granted to United States of America, for Overhead Electric Right of Way for electric powerline communication system recorded August 25, 1998 as Microfile No. 392533. (Affects Parcel 1).

SUBJECT TO Easement to Melita Island Road as disclosed on County Section Map. (Affects Parcel 1).

ALL PARCELS BEING SUBJECT TO AND TOGETHER WITH all easements, reservations, rights of way, restrictions, covenants, zoning regulations, and agreements apparent or of record and reservations contained in the U. S. Government Patent and Special Improvement District liens of the City of Polson, if any.

TOGETHER WITH all and singular the hereinbefore described premises together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, right of dower and right of homestead, possession, claim and demand whatsoever, as well in law as in 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 and described premises unto the Party of the Second Part, and to her heirs, successors and assigns and the said Party of the First Part does hereby covenant that she 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 Party of the Second Part, her

See Section Map and Surveys

Return to: Grantre

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heirs, successors and assigns, against all acts and deeds of the Party of the First Part, and all and every person and persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set her hand and seal the day and year first hereinbefore written.

Twilla M Walker
Twilla M. Walker, Surviving Joint Tenant

STATE OF MONTANA)
County of Lake) : SS

On this 11th day of January, 2004, before me, the undersigned, personally appeared Twilla M. Walker, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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



NOTARY PUBLIC-MONTANA
Residing at Polson, Montana
My Comm. Expires Aug. 21, 2005

Morial Lundeen
Signature of Notary Public
Morial Lundeen
Printed Name of Notary Public
Notary Public for State of MT
Residing at: Polson
My Commission expires: 8-21-2005

STATE OF MONTANA, COUNTY OF LAKE

Recorded At 4:23 O'clock P M. JAN 16 2004
Microfilm 444308 RUTH E. HODGES Recorder
Fees \$ 12⁰⁰ By Danala G. Lennak Deputy

Return: Grantee