

322733 WARRANTY DEED

STATE OF MONTANA SANDERS COUNTY

RECORDED: 8/13/2021 12:14 PM

Pages: 2

Nichol Scribner Clerk and Recorder

FEE: \$16.00 BY: _____

Return To: CSC ERECORDING



After Recording Return To:

Wynston Yoder

30 Barry Lane

Noxon, MT 59853

CFT21747

WARRANTY DEED

THIS INDENTURE, made this 13th day of August, 2021, by and between **ISAIAH MARK STOLTZFUS**, of 1120 Rocking Horse Lane, Stevensville, Montana 59870, **Grantor**, and **WYNSTON YODER**, of 30 Barry Lane, Noxon, MT 59853, **Grantee**.

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 Grantee, the receipt whereof is hereby acknowledged, does by these presents, grants, bargains, sells, conveys, warrants and confirms unto the said Grantee and Grantee's heirs, successors and assigns 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:

Lot 1 of BULL RIVER BAY ESTATES., a subdivision in Sanders County, Montana, according to the map or plat thereof on file in the office of the Clerk and Recorder of Sanders County, Montana.

TOGETHER WITH an undivided 1/19th interest in and to the Park of BULL RIVER BAY ESTATES, Sanders County, Montana.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, agreements, covenants, conditions and rights of way apparent or of record, Sanders County, Montana.

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 Grantee and Grantee's heirs, successors and assigns forever.

And the said Grantor and Grantor's heirs, successors and assigns, does hereby covenant that Grantor 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 Grantee and Grantee's heirs, successors and assigns, 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 hand and seal the day and year above first written.

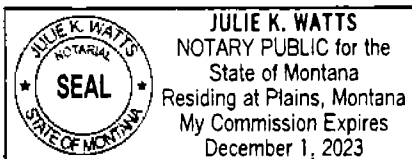


ISAIAH MARK STOLTZFUS

STATE OF MONTANA)
 :SS.
County of Sanders)

On this 13th day of August, 2021, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared **ISAIAH MARK STOLTZFUS**, 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

Printed Name of Notary