## WARRANTY DEED

## FOR VALUE RECEIVED:

Estate of **GARY W. TOMPKINS**, administered as DP 07-26 Montana Twentieth Judicial District Court, Sanders County, Montana

the Grantor, does hereby grant, bargain, sell and convey unto

JACOB V. LULACK of 500 Clayton, Plains, MT 59859

the Grantee, the following described premises in Sanders County, Montana, to wit:

The Southeast Quarter of the Southwest Quarter of Section 15, Township 20 North, Range 26 West, P.M.M., Sanders County, Montana.

EXCEPTING THEREFROM that parcel described as Parcel 1 on Certificate of Survey No. 1983MS, Sanders County records.

## SUBJECT TO:

- Easement in favor of Plains Irrigation Co. recorded February 6, 1924, Book 29 of Deeds, Page 69, conveyed to Montana Power Co. by Quitclaim Deed recorded in Book 43 of Deeds, Page 610, Sanders County records.
- b) All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Certificate of Survey No. 1983MS, recorded February 3, 1999, Sanders County records.
- Reservation of Life Estate by Maxine Fay Tompkins in Warranty Deed recorded October 4, 1996 as Micro No. 18594, Sanders County records.
- Lease affecting the premises herein stated, dated June 30, 2008, recorded June 30, 2008, Micro No. 62711, Sanders County records.
- e) All reservations, rights-of-way, easements, licenses, restrictions and covenants of record or visible on the premises.

TOGETHER WITH all improvements, appurtenances and hereditaments thereunto or anywise appertaining.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claim whatsoever.

DATED this \_\_\_\_\_ day of July 2008.

NANCY & TOMPKINS, personal representative of the Estate of Gary W. Tompkins

STATE OF MONTANA )

County of Sanders ;ss

This instrument was acknowledged before me on this \_\_\_\_\_ day of July 2008 by NANCY C. TOMPKINS as personal representative of the Estate of Gary W. Tompkins.

Notary Public for the State of Montana

Printed name: Notary Science

Residing at: 14 (1)

My Commission Expires: 212ール

275925 BOOK: 1 RECORDINGS PAGE: 62778 Pages: 1 STATE OF MONTANA SANDERS COUNTY RECORDED: 07/07/2008 4:13 KOI: WAR DEED

JENNINE ROBBINS CLERK AND RECORDER
FEE: \$7.00 BY:

TO: FIRST AMERICAN TITLE COMPANY OF MT

C-15977