

After recording return to:
Fred L. Harris, Julie K. Harris
2913 Schuemann Dr.
Bellevue, NE 68123

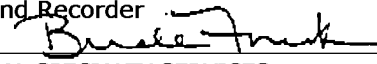
328926 WARRANTY DEED

STATE OF MONTANA SANDERS COUNTY

RECORDED: 3/29/2023 3:19 PM

Pages: 2

Lisa Wadsworth Clerk and Recorder

FEE: \$16.00 BY: 

Return To: TITLE FINANCIAL SPECIALTY SERVICES

**#12196 WARRANTY DEED
TO JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

THIS INDENTURE, made this 21st day of March, 2014, by and between **DAVID C. MCCLENAHAN** and **SUSAN J. MCCLENAHAN**, of 11340 Willene Dr., Anchorage, AK 99516, **Grantors**, and **FRED L. HARRIS** and **JULIE K. HARRIS**, as joint tenants with right of survivorship, of 2913 Schuemann Dr., Bellevue, NE 68123, **Grantees**.

WITNESSETH:

That the said Grantors, 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 Grantors 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:

A tract of land located in a portion of the Southeast Quarter of Section 13, Township 20 North, Range 27 West, PMM, Sanders County, Montana, more particularly described as Lot 3 on Certificate of Survey No. 2866MS, Warner Ranch Estates.

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

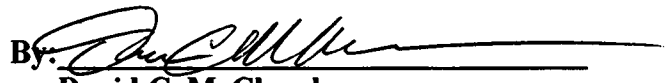
said Grantors of, in or to the said premises, and every part and parcel thereof, with the appurtenances. **TO HAVE AND TO HOLD**, all and singular, the above mentioned and described premises, together with the appurtenances unto the said Grantees, as joint tenants with right of survivorship, and not as tenants in common, and to the heirs, successors and assigns of the survivor of said named joint tenants forever.

And the said Grantors and Grantors' 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 Grantors and all and every person and persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said **Grantors** have hereunto set their names and seals the day and year above first written.


DAVID C. MCCLENAHAN

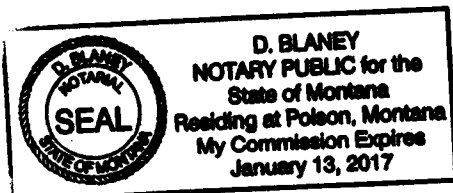

SUSAN J. MCCLENAHAN

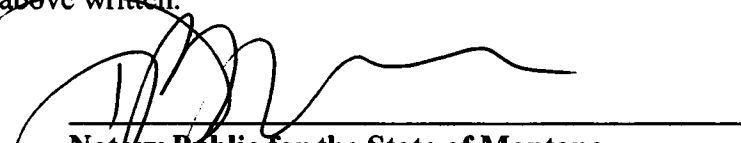
By: 
David C. McClenahan
Attorney in Fact for Susan J. McClenahan

STATE OF MONTANA)
 :SS.
County of Sanders)

On this 21st day of March, 2014, before me, the undersigned, a Notary Public for the State of Montana, personally appeared **DAVID C. MCCLENAHAN**, known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same individually and as **Attorney in fact** for **SUSAN J. MCCLENAHAN**.

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 _____
Residing at: _____
My commission expires: _____