

**313599 WARRANTY DEED**

STATE OF MONTANA SANDERS COUNTY

RECORDED: 8/5/2019 4:19 PM

Pages: 2

Nichol Scribner Clerk and Recorder

FEE: \$14.00 BY Nancy M. Vanicich, Deputy

Return To: GEORGE & FERN MATTFELDT

After recording return to:  
George & Fern mattfeldt  
67 Fern Acres  
Superior, MT 59872


CFT190405/BK

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

THIS INDENTURE Is made the 2<sup>nd</sup> day of August 2019, by and between, **DENNIS MICKLON**, PO Box 169, Noxon, MT 59853, **Grantor**, and **GEORGE MATTFELDT** and **FERN MATTFELDT**, as Joint Tenants with Right of Survivorship, 67 Fern Acres, Superior, MT 59872, **Grantees**.

**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 Grantees, the receipt whereof is hereby acknowledged, does 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:

 **Lot 3 of SMALL TOWN SUBDIVISION, 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.**

**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 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 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 Grantor and Grantor's heirs, successors and assigns, 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 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 Grantor and all and every person and persons whomsoever, lawfully claiming or to claim the same.

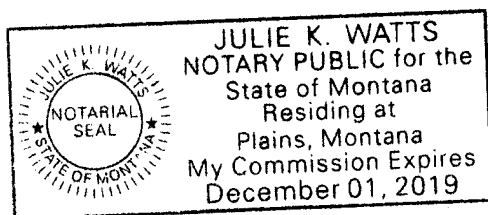
**IN WITNESS WHEREOF**, the said Grantor has hereunto set his hand and seal the day and year first above written.

  
 \_\_\_\_\_  
**DENNIS MICKLON**

**STATE OF MONTANA**                     )  
   : SS.  
**County of Sanders**                     )

On this 2<sup>nd</sup> day of August 2019, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared **DENNIS MICKLON**, 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.

**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:** \_\_\_\_\_