

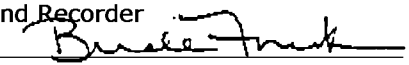
**318476 WARRANTY DEED**

STATE OF MONTANA SANDERS COUNTY

RECORDED: 10/13/2020 10:35 AM

Pages: 2

Nichol Scribner Clerk and Recorder

FEE: \$14.00 BY: 

Return To: LAKE COUNTY LAND TITLE

After recording return to:  
Connie Hamilton  
Kenneth Hamilton  
719 Mitchell Street  
Deer Lodge, MT 59722  
CFT20792DK

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

THIS INDENTURE Is made the 7<sup>th</sup> day of October 2020, by and between, **GENE A. JOPLING** and **KAREN L. BOSCH**, PO Box 1614, Trout Creek, MT 59874, **Grantors**, and **CONNIE J. HAMILTON** and **KENNETH R. HAMILTON**, as joint tenants with right of survivorship, 719 Mitchell St, Deer Lodge, MT 59722, **Grantees**.

**W I T N E S S E T H:**

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, 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 tenants, 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 parcel of land in the NE¼SE¼ of Section 12, Township 24 North, Range 32 West, P.M.M., Sanders County, Montana, further described as Lot 2 on Certificate of Survey No. 2711, 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 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 hands and seals the day and year first above written.

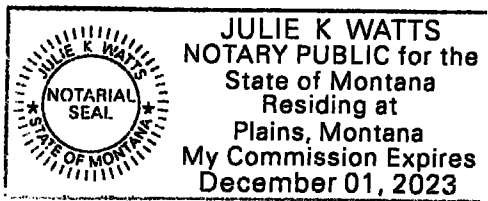
  
\_\_\_\_\_  
GENE A. JOPLING

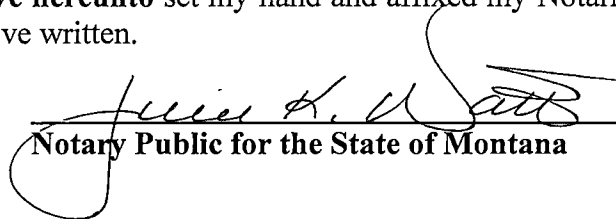
  
\_\_\_\_\_  
KAREN L. BOSCH

STATE OF MONTANA     )  
                                      : SS.  
County of Sanders     )

On this 7<sup>th</sup> day of October 2020, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared **GENE A. JOPLING** and **KAREN L. BOSCH**, known to me to be the persons described in and whose names are subscribed to the within instrument and acknowledged to me that they 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