

After recording return to:
Jackson, Murdo & Grant, P.C.
203 N. Ewing Street
Helena, MT 59601

VA#39-39-6-1187512

1071036 THF

330074 WARRANTY DEED

STATE OF MONTANA SANDERS COUNTY

RECORDED: 8/15/2023 3:49 PM

Pages: 2

Lisa Wadsworth Clerk and Recorder

FEE: \$16.00 BY: *Beckie Reiter*

Return To: JACKSON, MURDO & GRANT, P.C.

SPECIAL WARRANTY DEED

MONTANA BOARD OF HOUSING, having an address of 301 S. Park Avenue, P.O. Box 200550, Helena, MT 59620-0550, **Grantor**, does hereby GRANT, BARGAIN, SELL, AND CONVEY against all claiming by, through or under it to the **SECRETARY OF VETERANS AFFAIRS**, an Officer of the United States, successors and assigns, whose address is 810 Vermont Avenue, N.W., Washington, D.C. 20420, as **Grantee**, for Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby confirmed and acknowledged, all of the following described real property situated in the County of Sanders, State of Montana, and more particularly described as:

A Portion of Lot 44 and Lot 45 of Woodside Park, a subdivision in Sanders County, Montana, further described as Amended Lot 44 on Certificate of Survey No. 3484, on file in the office of the Clerk and Recorder of Sanders County, Montana.

With an address of 22 Country Club Lane, Thompson Falls, MT 59873.

Grantee, by acceptance of this deed, acknowledges that Grantor, or its predecessor in interest, acquired title to the property through a foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor, or its predecessor in interest. Grantor, while in title, has not been in actual physical possession of the property, and therefore, the property is being sold to Grantee, and Grantee, by acceptance of this deed, accepts the property AS IS, WHERE IS, without recourse to Grantor, and with no representations or warranties of any kind or nature being made by Grantor as to the condition, fitness, or status of the property, except as to the special warranties of title specifically set forth therein.

TO HAVE AND TO HOLD the herein described property, together with all the rights and appurtenances thereto belonging unto the said Grantee, Grantee's legal representatives, successors and assigns forever. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND the property described herein unto the said Grantee and Grantee's legal representatives, successors and assigns against every person whomsoever lawfully claiming the same or any part thereof, by, through and under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand to be affixed by its duly authorized officer this 10th day of August, 2023.

GRANTOR:

MONTANA BOARD OF HOUSING

By Vicki Bower

Its Homeownership Program Manager

STATE OF MONTANA)
) ss.
County of Lewis and Clark)

On this 10th day of August, 2023, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Vicki Bower, known to me to be the Homeownership Program Manager of the Montana Board of Housing, that executed the within instrument and acknowledged to me that such agency executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first written above.

(Seal)

Cheryll L Smith
Notary Public for the State of Montana

