

WARRANTY DEED

41052

(Joint Tenancy)

FOR VALUE RECEIVED.

MONTE NAFF of 856 Blueslide Rd., Thompson Falls, MT 59873

The Grantor, does hereby grant, bargain, sell and convey unto:

GERALD C. HART and IRIS M. HART of P.O. Box 870, Plains, MT 59859

The Grantees, as joint tenants (and not as tenants in common), and to the survivor of said named joint tenant, and to the heirs and assigns of such survivor, the following described premises in Sanders County, Montana, to-wit:

A tract of land in the North half (N½) of Section 35, Township 23 North, Range 30 West, P.M.M., Sanders County, Montana, identified on Certificate of Survey No. 533.

SUBJECT TO:

- Easement recorded June 24, 1971, Book 87 of Deeds, page 261.
- Easements in favor of Northern Lights, Inc. recorded September 11, 1978, Book 95 of Deeds, page 941 and recorded December 18, 1981, Book 99 of Deeds, page 483
- Easement in favor of Mountain States Telephone and Telegraph Co. recorded Book 95 of Deeds, page 969 and assigned to Clark Fork Telecommunications March 21, 1991, Micro No 9753.
- Water System Agreement recorded March 2, 1981 at Volume 11 of Misc., page 256
- Terms, conditions and provisions of Easement Agreement dated December 29, 1980, recorded March 2, 1981 in Book 98 of Deeds, page 694.
- Provisions contained in that certain Certificate, executed by the State of Montana, Department of Health and Environmental Sciences, Misc. File No 45-81-S4-K047, records of Sanders County, Montana. (For Certificate of Survey No. 533) Misc. 2643.
- Easements, terms and conditions, if any, as disclosed on Certificate of Survey No. 533, Sanders County records.
- All rights, reservations, restrictions, easement, rights-of-way, covenants, conditions and provisions apparent or of record.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantees, as joint tenants with the right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named joint tenants forever. And the said Grantor does hereby covenant to and with the said Grantees that he is the owner in fee simple of said premises, that they are free from all encumbrances; and that he will warrant and defend the same from all lawful claims whatsoever.

DATED this 29 day of April 2003.

STATE OF MONTANA

County of Sanders



This instrument was acknowledged before me on the 29 day of April 2003 by MONTE NAFF.

MONTE NAFF

Notary Public for the State of Montana

Residing at Plains

My Commission expires 6-18-2006

INDEXED
85

250506

STATE OF MONTANA, COUNTY OF SANDERS

For and the 29th Day of April 2003 at 1:45
O'clock P.M. of 41052
By [Signature] County Recorder
Fee 6.00 By [Signature] Deputy

SC-12909