


331067 QUIT CLAIM DEED

STATE OF MONTANA SANDERS COUNTY

RECORDED: 12/4/2023 9:48 AM

Pages: 2

Lisa Wadsworth Clerk and Recorder

FEE: \$16.00 BY: 
Return To: DONALD LARSON

After Recording Return To:
Donald L. Larson
2311 MT Highway 200
Trout Creek, MT 59874

File No.: CFT2023MISC/tb

QUITCLAIM DEED**FOR VALUE RECEIVED:**

C7 Ranch, LLC, whose address is 2311 MT Highway 200, Trout Creek, MT 59874,
 the Grantor, does hereby convey, release & quitclaim unto

Donald L. Larson, whose address is 2311 MT Highway 200, Trout Creek, MT 59874,
 the Grantee, all of the Grantor's right, title, and interest in and to the following described
 premises, in Sanders County, Montana, to-wit:

**The West half (W½) of Section 19, Township 25 North, Range 31 West,
 P.M.M., Sanders County records; EXCEPTING THEREFROM ten acres,
 more or less, bounded by a line starting at the Southwest corner of Section
 19, thence 10 rods East, thence 160 rods North to the North bank of Swamp
 Creek, thence West to the Section line; and ALSO EXCEPTING
 THEREFROM six acres, more or less, bounded by a line starting at the
 South quarter corner of Section 19, thence West 14 rods, thence North
 bearing East 80 rods to the East line of the Southwest quarter (SW¼) of
 Section 19 (deed referenced: Volume 88 of Deeds, Page 549).**

SUBJECT TO all reservations, rights-of-way, easements, licenses, restrictions,
 and covenants of record or visible on the premises.

TOGETHER WITH all improvements, appurtenances, and hereditaments
 thereunto or anywise appertaining.

This deed conveys after-acquired title and releases all interest acquired by Grantor in and
 to the subject property from the date hereof through and including the date of recording, less any
 portion previously conveyed by warranty deed to the grantors herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said
 Grantees, their heirs and assigns FOREVER.

DATED: December 1st, 2023.

C7 Ranch, LLC

By: Donald L. Larson member
Donald L. Larson, Member

By: Carrie Larson, Member
Carrie Larson, Member

By: Roger Larson member
Roger Larson, Member

STATE OF MONTANA)
 :SS.
County of Sanders)

This instrument was acknowledged before me this 1st day of December, 2023 by Donald L. Larson, Carrie Stewart formerly known as Carrie Larson, and Roger Larson, Members of C7 Ranch, LLC.

Natalie Wallace
Notary Public - State of MONTANA

