



STATE OF MONTANA RAVALLI COUNTY Page: 1 of 2

DOCUMENT: 746376 WARRANTY DEED

RECORDED: 7/21/2020 4:38:55 PM

Regina Plettenberg, CLERK AND RECORDER

Fee \$14.00 By

Carianna M Newton

Deputy

When recorded return to:
Donald James West and Naomi Ruth West
278 Weber Dr.
Hamilton, MT 59840

File No.: RAV51450
Parcel No.: 836800

WARRANTY DEED

FOR VALUE RECEIVED **Lucille Molinari**, hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Donald James West and Naomi Ruth West, as joint tenants, of 278 Weber Dr., Hamilton, MT 59840**, hereinafter called Grantee, the following described property, in **Ravalli County, Montana**, to-wit:

Lot 65, Weber Estates, Ravalli County, Montana, according to the recorded plat thereof.

TOGETHER WITH all water, water rights, ditches, dams, flumes and easements appurtenant to said lands or usually had and enjoyed with the same.

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD, the said property, with its appurtenances unto the said Grantee, and to Grantee's heirs and assigns FOREVER. And the said Grantor does hereby covenant to and with Grantee, Grantor is the owner in fee simple of said property; that it is free from all encumbrances except for taxes and assessments for current and subsequent years and it will warrant and defend same from all lawful claims whatsoever.

DATED this 21 day of July, 2020.

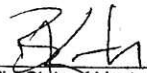
Lucille Molinari by Jenell M. Semple attorney in fact
Lucille Molinari

By: *Jenell M. Semple as attorney in fact for Lucille Molinari*
Jenell M. Semple, as attorney-in-fact for Lucille Molinari

CMN

STATE OF Montana)
) ss:
COUNTY OF Ravalli)

This instrument was acknowledged before me on July 21, 2020, by Janelle Semple, as attorney-in-fact for Lucille Molinari.



Notary Public, State of Montana
Printed Name: _____
Residing at: Hamilton
My Commission expires: _____

