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WARRANTY DEED

344563

THIS INDENTURE, Made the 30th day of July 19 86 between RAYMOND ANDREWS and FRANCES ANDREWS, husband and wife, of 2570 Oliver Road, Stevensville, Montana, the parties of the first part, and CAROLYN ECKERT, of P.O. Box 34, Stevensville, Montana 59870, party of the second part

the party of the second part, witnesseth, that the said parties of the first part, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) Dollars,

lawful money of the United States of America, to First Parties in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and

confirm unto the said party of the second part and to her heirs and assigns forever, all the real property situated in Ravalli county, State of Montana, described as follows:

Lot 4, Block 13, Home Acres Orchards, Ravalli County, Montana, according to the recorded plat thereof.

Subject to reservations of record and easements and rights-of-way of record and evident on the premises.

Together with all water, water rights, dams, ditches, flumes and easements appurtenant to and usually had and enjoyed therewith.

No Mobile Home, including single wide, double wide or otherwise, shall be allowed on the above described premises.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title and interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part, 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 party of the second part, and to her heirs and assigns forever. And the said parties of the first part and their heirs, do hereby covenant that they will forever warrant and defend her right, title and interest in and to said premises, and the quiet and peaceable possession thereof, unto the said party of the second part, her heirs and assigns, against the acts and deeds of the said parties of the first part and all and every person and persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seal S the day and year first above written

Signed, Sealed and Delivered in the Presence of

Raymond Andrews (SEAL)
Frances Andrews (SEAL)
(SEAL)
(SEAL)

STATE OF MONTANA)
COUNTY OF RAVALLI) ss.

On this 30th day of July in the year 19 86, before me, Notary Public for the State of Montana, personally appeared, RAYMOND ANDREWS and FRANCES ANDREWS, husband and wife known to me to be the persons whose names X 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 of the day and year first above written.

Samuel Gonzalez
NOTARY PUBLIC for the State of Montana
Residing at Hamilton
My Commission expires 8-27-87

STATE OF MONTANA)
COUNTY OF RAVALLI) ss.

Filed for record this 14 day of May 1991 at 3:21 o'clock P.M. and recorded in Vol 193 at page 385

Fee: \$ 5.00
Return to: Title Insurance

Betty T Lund
County Clerk and Recorder
by Nadra P Taylor
Deputy