

IT-34527
SUID NO.-130304**WARRANTY DEED**

FOR VALUE RECEIVED,

Grantor: GLEN W. DAVENPORT and JUDITH A. DAVENPORT

does hereby grant, bargain, sell and convey unto

Grantee: WILLIAM L. FOLEY
32455 BIBLE LANE
ALBERTON, MT 59820

his heirs and assigns, the following described premises, in Missoula County, Montana,

to-wit:

A tract of land located in Government Lot 19, Section 1, Township 14 North, Range 23 West, P.M.M., Missoula County, Montana, more particularly described as follows: *OK*

Commencing at the section corner common to Sections 1, 2, 11 and 12, Township 14 North, Range 23 West, said corner being the true point of beginning of this description; thence N.059'W., a distance of 715.10 feet; thence N.89°01'E., a distance of 425.97 feet; thence N.059'W., a distance of 147.43 feet to a point on the Southerly Burlington Railroad right-of-way line; thence in a Southeasterly direction along said railroad right-of-way on a 230' curve to the left, an arc length distance of 169.30 feet; thence continuing along said railroad right-of-way line S.69°32'48"E., a distance of 177.83 feet; thence S.20°27'12"W., a distance of 150.00 feet; thence S.69°32'48"E., a distance of 430.00 feet; thence S.056'E., a distance of 513.34 feet; thence S.89°04'W., a distance of 1310.85 feet to the point of beginning, as shown on Deed Exhibit No. 3045.

Recording reference in Book 190 at Page 1988 Micro Records.

SUBJECT TO: a) Taxes and assessments, if any, for current and subsequent years; b) An easement in Book 14 at Page 599 Micro Records; c) Reservations contained in Deed in Book 22 at Page 599 Deed Records; d) Timber and rights of way for removal of the same in Book 36 at Page 269 Deed Records; e) Provisions contained in a document entitled Property Boundary Agreement in Book 171 at Page 2355 Micro Records; f) Terms and conditions pertaining to the use of County road right-of-way for ingress and egress over and across land owned by Burlington Northern, Inc. as recorded in Book 26 at Page 1055 Micro Records.

