



STATE OF MONTANA RAVALLI COUNTY Page: 1 of 2

DOCUMENT: 753710 WARRANTY DEED

RECORDED: 12/28/2020 10:58:50 AM

Regina Plettenberg, CLERK AND RECORDER

Fee \$14.00 By

Anna Marney

Deputy

AND WHEN RECORDED MAIL TO:

James W. Maples and Michelle E. Maples
119 Karen Way
Pismo Beach, CA 93449

Filed for Record at Request of:

Space Above This Line for Recorder's Use Only

First American Title Company

Order No.: 943125-R

D# 1236100

**WARRANTY DEED
(Joint Tenancy)**

FOR VALUE RECEIVED,

Timothy Christian Shanley and Ashlee Marie Shanley as joint tenants

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

James W. Maples and Michelle E. Maples and Donald Wayne Conner and Zachary M. Geissel

whose address is: **119 Karen Way, Pismo Beach, CA 93449**

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

A tract of land in the SE $\frac{1}{4}$ Section 22, Township 5 North, Range 21 West, P.M.M., Ravalli County, Montana, and being more particularly described as Tract C, Certificate of Survey No. 658266-R.

TOGETHER WITH the right to use jointly with others, a road constructed from South to North in the approximate center of the E $\frac{1}{2}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22, Township 5 North, Range 21 West, and subject to the right of way therefore; and TOGETHER WITH the further right to use jointly with others an easement for a common roadway from the county road to the south line of the E $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 22, as recorded in Book 130 Deeds, page 358. Deed Ref. 649587.

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

TO HAVE AND TO HOLD, the said premises, with its 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 tenants forever. And the said Grantor(s) do(es) hereby covenant to and with Grantees, he/she or they is/are the owner(s) in fee simple of said premises; that they are free from all

