

AND WHEN RECORDED MAIL TO:

Homes for Missoula, LLC
P.O. Box 373
Frenchtown, MT 59834

Filed for Record at Request of:
Insured Titles, LLC

Space Above This Line for Recorder's Use Only

Order No.: 1092557-IT
Parcel No.: 2056909

WARRANTY DEED

FOR VALUE RECEIVED,

Dean Sharbono

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

Homes for Missoula, LLC, a Montana limited liability company

whose address is: **P.O. Box 373, Frenchtown, MT 59834**

Hereinafter called the Grantee, the following described premises situated in **Missoula County, Montana**, to-wit:

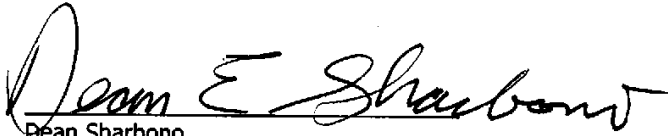
The South 110 feet of Lot 5 of CURTIS AND MAJORS ADDITION, a platted subdivision in the City of Missoula, Missoula County, Montana, according to the official recorded plat thereof.

Recording reference: Book 991 at Page 1087 Micro Records

SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of record.

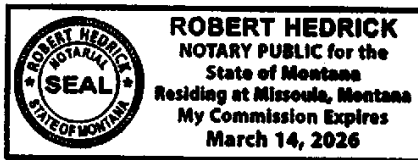
TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all lawful claims whatsoever.


Dated: May 10, 2023

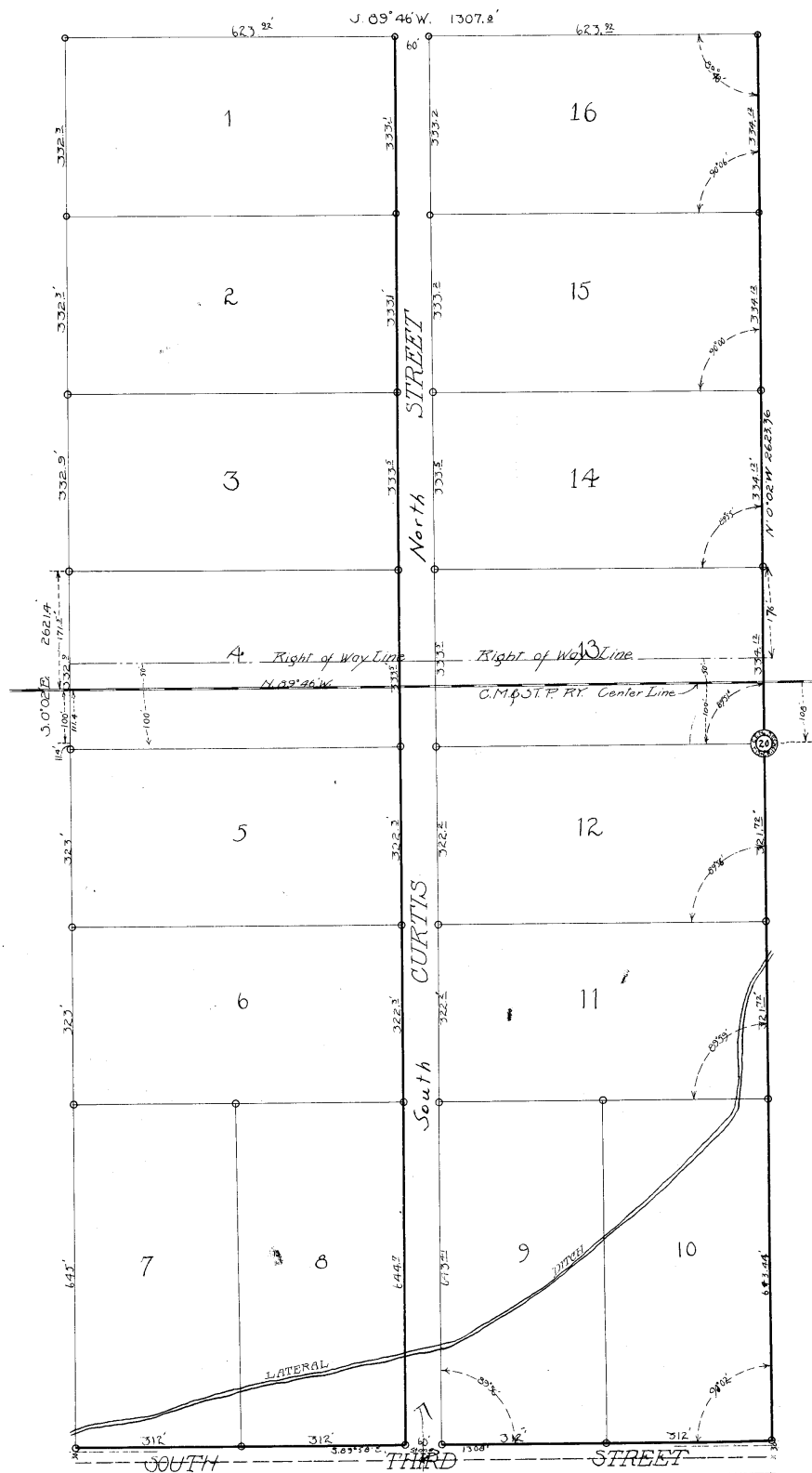

Dean Sharbono

STATE OF Montana)
SS.
COUNTY OF Missoula)

This instrument was acknowledged before me on May 10, 2023, by Dean Sharbono.




Notary Public for the State of Montana
Residing at:
My Commission Expires:



Recorded Book 24 - Micro-19, 227
 Filed - B-37
 Comm. Jr. FF 359

Curtis & Majors Addition

IN 5 ACRE TRACTS.

150 ft. to 1 inch.
 E.S. Hathaway C.E. January, 1909.

- Legend -
- Iron Pins
 - Stone beneath surface.

State of Montana } ss.
 County of Missoula }

We, E.B. Weirick Trustee, T.A. Price, S.A. Price & I.M. Carrick, owners of the following described property, do hereby certify that we have caused to be surveyed, subdivided and platted into lots and streets, according to the plan and certificate of survey hereunto annexed, the following described tract of land, to wit, The S.E. 1/4 of the NW 1/4 and the N.E. 1/4 of the S.W. 1/4 Sec. 20, T. 13 N. R. 19 W. of the principal Meridian to be known and designated as "Curtis & Majors Addition", and the streets shown on the annexed plan to be, and are hereby granted and donated to the use of the Public forever.

Mrs. I.M. Carrick
 T.A. Price
 S.A. Price
 E.B. Weirick Trustee

Subscribed and sworn to before me, by E.B. Weirick and I.M. Carrick this 11th day of Jan. 1909.

Notary Public in and for Silver Bow County Montana.

Subscribed and sworn to before me, by T.A. Price and S.A. Price his wife this 30th day of Jan. 1909.

Notary Public in and for Missoula County, Montana.

State of Montana } ss.
 County of Missoula }

Eduw S. Hathaway, being first duly sworn, says that he is the Engineer under whose supervision the survey and plan hereon were made in Missoula County, Montana, that the annexed plan is a correct representation and diagram, that said addition is laid out according to law and that the width of the streets, the measurements of the lots, and the posts for reference points are correctly represented on said plan. All courses were deflected from True Meridian.

Eduw S. Hathaway

Subscribed and sworn to before me, this 1st day of Feb. 1909

Wallace R. Smith
 Notary Public in and for Missoula County, Montana

State of Montana } ss.
 County of Missoula }

I hereby certify that the foregoing instrument was filed in my office on the 1st day of February A.D. 1909 at 3:35 o'clock P.M., and is recorded on page 7 of Plats of Missoula County Records.

F.W. Kuphal

This plat is hereby approved this day of

Clerk & Recorder of Missoula County, Montana

P.T. Curran
 Frank Nelson
 Tyler Worden

County Commissioners of Missoula County, Montana.

I certify that I received this instrument for record on the 1st day of February, 1909, at 3:35 o'clock P.M., and that it is a correct copy of the original as filed in my office.

F.W. Kuphal
 County Recorder

I certify that I received and filed this instrument for record on the 1st day of February, 1909, at 3:35 o'clock P.M.

F.W. Kuphal
 County Recorder

STATE OF MONTANA } ss.
 County of Missoula }

SURVEYOR'S CERTIFICATE

I, E.S. Hathaway, do hereby certify that the foregoing plat was surveyed and laid out according to law and that the width of the streets, the measurements of the lots, and the posts for reference points are correctly represented on said plan. All courses were deflected from True Meridian.

Witness my hand and seal this 1st day of February, 1909.

E.S. Hathaway
 Surveyor

Wm. McCabban Realty Co.