

After recording return to:

### SPECIAL WARRANTY DEED

THE GRANTOR \_\_\_\_\_ and \_\_\_\_\_  
\_\_\_\_\_

for valuable consideration, the receipt of which is hereby acknowledged by the undersigned, hereby grants, deeds and conveys unto

THE BUYER \_\_\_\_\_ and \_\_\_\_\_

the following described real estate, situated in the County of \_\_\_\_\_, State of Montana:

LEGAL DESCRIPTION:

TO HAVE AND TO HOLD unto the Grantee, and to his heirs, personal representatives and assigns, SUBJECT TO: (a) Reservations and exceptions in patents from the United States or the State of Montana; (b) Easements, encumbrances, reservations, contracts, assessments, covenants, restrictions, and rights of way apparent or of record; (c) Taxes and assessments (if any) for the year and subsequent years; and (d) Building, use, zoning, sanitary, and environmental restrictions.

The Grantor, for itself and for its successors and assigns, covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF MONTANA  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public of the County and State first above written, do hereby certify that \_\_\_\_\_ and \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public for the State of Montana  
Residing in \_\_\_\_\_  
My Commission Expires:

(SEAL)