

AND WHEN RECORDED MAIL TO:

Space Above This Line for Recorder's Use Only

WARRANTY DEED

FOR VALUE RECEIVED,

_____ (Seller)

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

_____ (Buyer)

whose address is: _____

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

Legal Description: _____

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.

EXHIBIT A