330435 WARRANTY DEED
STATE OF MONTANA SANDERS COUNTY
RECORDED: 9/15/2023 4:09 PM Pages: 2
Lisa Wadsworth Clerk and Recorder
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Rowan Thompson
PO Box 1936
Thompson Falls, MT 59873
CFT23506DK

WARRANTY DEED

THIS INDENTURE, made this 15th day of September, 2023, by and between **KIM GITTEL,** of 15 River Otter Lane, Kingston, Idaho 83839, **Grantor,** and **ROWAN D. THOMPSON,** of 13488 Muir Drive SE, Monroe, Washington 98272, **Grantee.**

W I T N E S S E T H :

That the said Grantor, for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, lawful money of the United States of America to Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these present grants, bargains, sells, conveys, warrants and confirms unto the said Grantee and to Grantee's heirs, successors and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the County of Sanders, State of Montana, and particularly described as follows:

Lot 9 of PROSPECT CREEK ACRES, Sanders County, Montana, according to the map or plat thereof on file in the office of the Clerk and Recorder of Sanders County, Montana.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, agreements, conditions and rights-of-way apparent or of record, Sanders County, Montana.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder or remainders, rents, issues and profits thereof, and also all the right, title, interest and right of homestead property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor of, in or to the said premises, and every part and parcel thereof, with the appurtenances. **TO HAVE AND TO HOLD**, all and singular, the above mentioned and described premises, together with the appurtenances unto the said Grantee and to Grantee's heirs, successors and assigns forever.

And the said Grantor and Grantor's heirs, successors and assigns, does hereby covenant that Grantor will forever **WARRANT AND DEFEND** all right, title and interest in and to the

said premises, and the quiet and peaceable possession thereof unto the said Grantee and to Grantee's heirs, successors and assigns, against the acts and deeds of the said Grantor and all and every person and persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year above first written.

K Mittel

KIM GITTEL

STATE OF Montana)
:SS.
County of Sanders)

On this 15th day of September 2023, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared **KIM GITTEL,** known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and date in this Certificate first above written.

DANIELLE E BROTHERTON NOTARIAL SEAL STATE OF MONTANA

DANIELLE E BROTHERTON
NOTARY PUBLIC for the
State of Montana
Residing at Thompson Falls, MT
My Commission Expires
May 24, 2025

Danielle E. Brotherton

Notary Public for the State of Montana