

**AND WHEN RECORDED MAIL TO:**

Mor Fox, LLC, a Montana limited liability  
company  
851 Windrow Drive  
Bozeman, MT 59718

Filed for Record at Request of:

Space Above This Line for Recorder's Use Only

Flying S Title and Escrow of Montana, Inc.

Order No.: 1082389-M

Parcel No.: 1494249

**WARRANTY DEED**

FOR VALUE RECEIVED,

**Kelsey Holley**

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

**Mor Fox, LLC, a Montana limited liability company**

whose address is: **NHN Frontage Rd, Drummond, MT 59832**

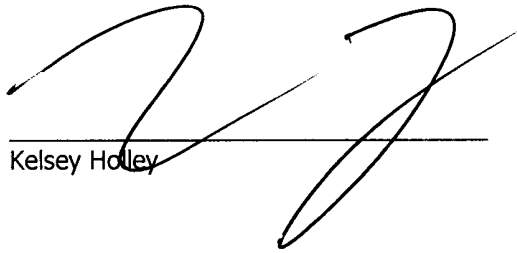
Hereinafter called the Grantee, the following described premises situated in **Granite County, Montana**, to-wit:

A tract of land located in the NE¼ of Section 18 and the SE¼ of Section 7, Township 11 North, Range 13 West, P.M.M., Granite County, Montana, being more particularly described on Certificate of Survey No. 461, filed for record November 16, 1994 in the office of the Granite County Clerk and Recorder.

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.

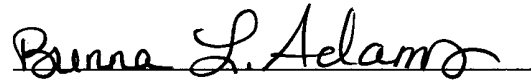
Dated: March 02, 2023

  
Kelsey Holley

STATE OF Oregon )  
COUNTY OF Douglas )  
ss.

This instrument was acknowledged before me on March 10, 2023, by Kelsey Holley.



  
Notary Public for the State of Oregon  
Residing at: Douglas City  
My Commission Expires:  
3/19/24