

Recorded 3/14/2023 At 8:50 AM

Sarah Graham, GRANITE Clerk and Recorder

Fee: \$16.00, By Susan Antonioli, clerk

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:
Flying S Title and Escrow of Montana, Inc.

Space Above This Line for Recorder's Use Only

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**

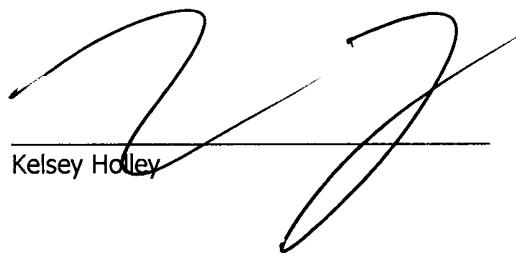
Hereinafter called the Grantee, the following described premises situated in **Granite** County, **Montana**, to-wit:

A tract of land located in the NE $\frac{1}{4}$ of Section 18 and the SE $\frac{1}{4}$ 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.

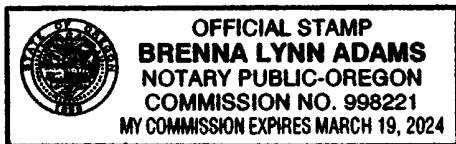
Dated: March 02, 2023



Kelsey Holley

STATE OF Oregon)
ss.
COUNTY OF Douglas)

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



Brenna Lynn Adams

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