

RETURN RECORDED DOCUMENT TO:

Andrea F. Elliott  
785 West End, Apt. 8-B  
New York, New York 10036

RE: **223** **MS** **705**

328681 Fee: \$ 21.00 Roll 223 Pg 705-707

PARK COUNTY Recorded 09/01/2005 At 10:18 AM

Denise Nelson, Clk & Rdr By *dm*

Return to: ANDREA F. ELLIOTT 785 W END APT 8B

NEW YORK NEW YORK 10036

### WARRANTY DEED

THIS INDENTURE, made this 23 day of August, 2005, between ROBERT R. ELLIOTT, of 698 Highway 30, Basin, Wyoming 82410, Grantor, and ANDREA F. ELLIOTT, whose address is 785 West End, Apt. 8-B, New York, New York 10036, Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and does by these presents grant, bargain, sell, convey, warrant and confirm unto the Grantee, and to her heirs, successors and assigns, forever, that certain real property, situated in the County of Park, State of Montana, particularly described as follows:

Tract W-1 of Certificate of Survey No. 206 R, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Park County, Montana.

#### TOGETHER WITH:

- (a) All tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.
- (b) All water rights and rights in ditches, canals and laterals, and rights of way thereto appurtenant to said premises or used in connection therewith, subject to adjudication, readjudication or determination in accordance with Montana law.
- (c) All mineral, gas, oil, and other hydrocarbon rights not reserved by Grantor's predecessors in title.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

- (a) Real property taxes and assessments for the year 2005, and real property taxes and assessments for all subsequent years;
- (b) All patent reservations and exceptions contained in record chain of title, and all easements, including easements for roads and ditches, now of record or apparent from physical examination and inspection of the premises;
- (d) All easements shown upon the plat on file and of record with the Park County, Montana Clerk and Recorder (COS 2776 PC), including but not limited to an easement for a portion of the County Road as depicted along the Northerly boundary.
- (e) All outstanding interests and reservations pertaining to oil, gas, coal and other minerals reserved by Grantors' predecessors in title, if any;
- (f) Questions of boundary or fence lines dependent upon actual survey for determination;
- (g) Federal, state and local laws and regulations affecting this property, including zoning and land use regulations affecting the premises, if any;

TO HAVE AND TO HOLD, all and singular, the above-described premises unto the Grantee, and to her heirs and assigns FOREVER.

And the Grantor does hereby covenant that he will forever warrant the title only and defend all right, title and interest in and to the said premises unto the Grantee, and her heirs and assigns, against all and every person or persons, whomsoever, lawfully claiming or to claim the same.

Words used in this instrument in the masculine gender include the feminine and neuter, the singular number includes the plural and the plural the singular.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first hereinabove written.

  
 \_\_\_\_\_  
 ROBERT R. ELLIOTT

223 THE 707

STATE OF MONTANA )  
                              ) : ss.  
COUNTY OF PARK     )

On this 23 day of August, 2005, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Robert R. Elliott, known to me to be the person whose name is subscribed to the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.



*Katie N. Peel*  
Printed Name: Katie N. Peel  
Notary Public for the State of Montana  
Residing at Livingston, Montana  
My Commission expires 12/20/2005

**REALTY TRANSFER RECEIVED**

*C/S 2006 FC*