

FILED FOR RECORD BY & RETURN TO:

Marilyn W. Bown
130 Grandview Way
Missoula, MT 59803

467 1990

WARRANTY DEED

THE GRANTORS **RAY A. IMBAGLIAZZO and FRANCES IMBAGLIAZZO FAMILY TRUST,**
for valuable consideration, the receipt of which is hereby acknowledged by the undersigned,
hereby grant unto **MARILYN W. BOWN,**
of **130 Grandview Way, Missoula, MT 59803,**
the following described real estate, situated in the County of Missoula, State of Montana:

The W1/2 of Tract 4 of SOUTH MEADOWS TRACTS, a platted subdivision in Missoula County, Montana, according to the official recorded plat thereof. *

*RECORDING REFERENCE: Book 338 of Micro Records, page 1385

TO HAVE AND TO HOLD unto the Grantee, the survivor thereof, and to his/her/its heirs and assigns forever, SUBJECT TO:

(a) Reservations and exceptions in patents from the United States or the State of Montana; (b) Easements, covenants and restrictions of record and rights of way; (c) All building, use, zoning, sanitary and environmental restrictions; (d) Taxes for 1995 and subsequent years.

The Grantors do hereby covenant to and with the Grantee that the Grantors are seized in fee simple of the above property; that Grantee shall enjoy said property without any lawful disturbance; that said property is free from all encumbrances except with reference to the items referred to in Paragraphs (a) to (d) inclusive; that the Grantors and all persons acquiring any interest in the property through or for Grantors will, on demand, execute and deliver to Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required; and that the Grantors warrant to Grantee all the above property against every person lawfully claiming the same.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 12, 1995, and conditioned for the conveyance of the above described property; and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Dated: June 12, 1995.

Ray A. Imbagliazzo - Trustee
RAY A. IMBAGLIAZZO Trustee

STATE OF MONTANA)
: ss.
County of Missoula)

This instrument was acknowledged before me on June 12, 1995, by RAY A. IMBAGLIAZZO, Trustee of the Ray A. Imbagliazzo and Frances Imbagliazzo Trust.



9606527

[Signature]
Notary Public in and for the State of Montana
Residing at Missoula, Montana
My Commission Expires: 8/1/95

I RECEIVED AND FILED THIS INSTRUMENT FOR RECORD ON THE 2 DAY OF June 1995 AT 11:20 O'CLOCK AM AND IT IS RECORDED IN BOOK 338 OF MICRO RECORDS OF THE COUNTY OF MISSOULA, STATE OF MONTANA, ON PAGE 1282 FEE 6 PAID 12.00
WITNESS MY HAND: NICKIE M. ZEIER, COUNTY RECORDER, DEPUTY DOC. 20