



TITLE SERVICES, INC.

ORDER NO. TSI-N/A

Parcel No. 514402, 3213707, 3213909, 514002 & 420167002

RETURN TO: ~~DOUGHERTY RANCH, LLC~~

*IMEG CORP.  
1817 SOUTH AVE. W SUITE A*

**WARRANTY DEED**

**FOR VALUE RECEIVED,**

Grantor(s): **DOUGHERTY RANCH, LLC, a Montana limited liability company**

does hereby grant, bargain, sell and convey unto

Grantee(s): **DOUGHERTY RANCH, LLC, a Montana limited liability company**

the following described premises in Missoula County, Montana, to-wit:

**Tracts A, B, E and F of Certificate of Survey No. 06850 located in the West one-half of Section 7, Township 13 North, Range 19 West, and the East one-half of Section 12, Township 12 North, Range 20 West, P.M.M., Missoula County, Montana.**

**SUBJECT TO: Rural Special Improvement District No. 474**

**SUBJECT TO: Easements, Covenants, Conditions, Restrictions and Encumbrances of record or apparent.**

TOGETHER WITH all and singular the hereinbefore described premises together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, right of dower and right of homestead, possession, claim and demand whatsoever, as well in law as in equity, of the said GRANTOR(S), of, in or to the said premises, and every part and parcel thereof, with the appurtenances thereto belonging, TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises unto the said GRANTEE(S), and to its heirs and assigns forever.

The GRANTOR(S), and their successors and assigns, covenant with the GRANTEE(S) that the GRANTOR(S) are now seized in fee simple absolute of said premises; that the GRANTOR(S) have full power to convey the same; that the same is free from all encumbrances except current year's

taxes, levies, assessments, U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises; that the GRANTEE(S) shall enjoy the same without any lawful disturbance; that the GRANTOR(S) will, on demand, execute and deliver to the GRANTEE(S), at the expense of the GRANTOR(S), any further assurance of the same that may be reasonably required; and, with the exceptions set forth above, that the GRANTOR(S) warrant to the GRANTEE(S) and will defend for the GRANTEE(S) said premises against every person lawfully claiming all or any interest in the same.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hands and seals this 28<sup>th</sup> day of December, 2021.

**DOUGHERTY RANCH, LLC, a Montana limited liability company**

Brian D. Dougherty

BY: Brian D. Dougherty Member/Co-Manager

Sean Dougherty

BY: Sean Dougherty Member/Co-Manager

STATE OF Montana )

County of Missoula )

This instrument was acknowledged before me this 28<sup>th</sup> day of December, 2021, by Brian D Dougherty Member/Co-Manager, and Sean Dougherty Member/Co-Manager, / Dougherty Ranch LLC

Logan Bloom  
Notary Public for the State of Montana

