

WARRANTY DEED

BOOK 340 PAGE 1595

THIS INDENTURE, Made the 7th day of November 19 91 between The City of Missoula by Daniel Kemmis Mayor and Charles C. Stearns City Clerk

of The City of Missoula, Montana part Y of the FIRST PART and Missoula Youth Homes, Inc. a non-profit corporation of Missoula, Montana P.O. Box 7616, Missoula, MT 59807 the part Y of the SECOND PART,

WITNESSETH: That the said part Y of the FIRST PART, for and in consideration of the sum of One and XX/100 Dollars (\$ 1.00) lawful money of the United States of America to it

in hand paid by said part Y of the SECOND PART, the receipt whereof is hereby acknowledged, do hereby these presents grant, bargain, sell, convey, warrant and confirm unto the said part Y of the SECOND PART, and to its heirs and assigns forever, the hereinafter described real estate situated in the County of Missoula, State of Montana, to-wit:

Lot 2 of Eagle Watch Estates in addition to the City of Missoula, Missoula County, Montana according to the respective official recorded plat thereof, together with all appurtenant structures thereon.

- Subject to: 1. Use of the property as low to moderate income housing as defined by the United States Government or any of its agencies for Missoula, Montana, or if not to be used as housing for low to moderate income tenants in the future, then party of the second part shall be required to record a release of these deed restrictions from the City of Missoula prior to using or conveying the aforementioned property in a manner inconsistent with this deed restriction. 2. All future taxes and assessments legally applied and not inconsistent with existing contractual agreements between the party of the first part and the party of the second part. 3. The conditions in an Agreement between the City of Missoula, Missoula Youth Homes, Inc. dated the 22nd day of October, 1991. 4. Easements, restrictions, declarations of protective covenants, and rights of way of record, if any.

REVERSIONARY CLAUSE - if grantee does not use the property granted pursuant to this deed for the purposes herein stated within two years of the date of this deed, this property shall automatically revert back to the City of Missoula.

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 part Y of the FIRST PART, 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 part Y of the SECOND PART, and to its heirs and assigns forever.

And the said part Y of the FIRST PART, and its heirs, do hereby covenant that it will forever WARRANT and DEFEND all right, title and interest in and to the said premises and the quiet and peaceable possession thereof, unto the said part Y of the SECOND PART its heirs and assigns, against all acts and deeds of the said part Y of the FIRST PART, and all and every person and persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said part Y of the FIRST PART has hereunto set its hand and seal the day and year first hereinbefore written.

The City of Missoula, Daniel Kemmis (SEAL), Charles C. Stearns (SEAL)

STATE OF MONTANA County of Missoula ss.

On this 7th day of November 19 91, before me Karen Abels a Notary Public for the State of Montana, personally appeared Daniel Kemmis and Charles C. Stearns for The City of Missoula known to me (or proved to me on oath) to be the person whose name subscribed to the within instrument and acknowledged to me that he executed the same.

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

I received and filed this instrument for record on the 12 day of Nov 1991 at 1:25 o'clock P.M., and it is recorded in Vol 340 of Micro Records of the County of Missoula, State of Montana on page 1585. Witness my hand: Wendy Cronwell, County Recorder. By: [Signature] Deputy. Fee \$ 6.00. Return to [Address].

9120379

Notary Seal for Karen Abels, Notary Public for the State of Montana, My Commission Expires Sept 8 1992.

Delancys