

AND WHEN RECORDED MAIL TO:

Space Above This Line for Recorder's Use Only

**WARRANTY DEED
(Joint Tenancy)**

FOR VALUE RECEIVED _____, (Seller)

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

_____, (Buyer)

whose address is: _____

hereinafter called Grantees, as joint tenants (and not as tenants in common) and to the survivor of said named joint tenants, and to the heirs and assigns of such survivor, the following described premises, in _____ County, **Montana**, to-wit:

Legal Description: _____

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, as joint tenants with the right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named tenants forever. And the said Grantor(s) do(es) hereby covenant to and with Grantees, he(she or they) is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances except for taxes and assessments for current and subsequent years and he (she or they) will warrant and defend same from all lawful claims whatsoever.

EXHIBIT A