

This document prepared by (and after recording )  
return to): )  
Name: )  
Firm/Company: )  
Address: )  
Address 2: )  
City, State, Zip: )  
Phone: )  
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**WARRANTY DEED**  
(Individual to a Trust)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, \_\_\_\_\_, an individual, ☐ married ☐ unmarried, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, warrant, and confirm unto \_\_\_\_\_, as Trustee of \_\_\_\_\_ trust, dated \_\_\_\_\_, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of \_\_\_\_\_, State of Montana, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, of the Recorder of \_\_\_\_\_ County, Montana.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

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, and right of dower and right of homestead, possession, claim and demand whatsoever, as well in law as in equity, of the said Grantor, 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 mentioned and described premises unto the Grantees, and to his/her/its heirs and assigns forever.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good

right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Grantor  
{Type Name}

\_\_\_\_\_  
Print Name of Releasor

\_\_\_\_\_  
Signature of Releasor

\_\_\_\_\_  
Print Name of Releasor

\_\_\_\_\_  
Signature of Releasor

\_\_\_\_\_  
Print Name of Witness  
(if required by state laws)

\_\_\_\_\_  
Signature of Witness  
(if required by state laws)

\_\_\_\_\_  
Print Name of Witness  
(if required by state laws)

\_\_\_\_\_  
Signature of Witness  
(if required by state laws)

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The instrument was acknowledged before me on \_\_\_\_\_ (date), by  
\_\_\_\_\_ (name(s)).

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires:

\_\_\_\_\_

**Grantor(s) Name, Address, phone:**

**Grantee(s) Name, Address, phone:**

**SEND TAX STATEMENTS TO GRANTEE**