

WARRANTY DEED

For value received, ANTELOPE MEADOWS, a limited partnership,
of Box 645, Ennis, Montana 59729

the grantor, does hereby grant, bargain, sell, convey and confirm
unto: GLEN L. GALLENTINE and JEANNE A. GALLENTINE of Box 423, Ennis,
Montana 59729

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

SEE ATTACHED EXHIBIT A

Said premises are subject to a restrictive covenant in favor of and
enforceable by the owners of lands hereby conveyed and of land in
Antelope Meadows Subdivisions No. 1, No. 2 and No. 3, ~~lying~~ to the
north thereof appearing of record in Book ~~278~~ of ~~323~~, pages
692, which said covenants shall be deemed to run with the
land and which shall be in substance as follows:

1. No property within the above described lands shall be used as a
mobile home park or recreational vehicle park.

TO HAVE AND TO HOLD the said premises, with their appurtenances
unto the said Grantee s, their successors, heirs and assigns fore-
ever, and the said Grantor does hereby covenant to and with the said
Grantee, that Grantor is the owner in fee simple of said premises;
that they are free from all incumbrances; and EXCEPT with reference
to the items referred to immediately above, this deed is given with
the usual covenants expressed in Section 74-110 R.C.M. 1947, and
that the Grantor will warrant and defend the same from all lawful
claims whatsoever.

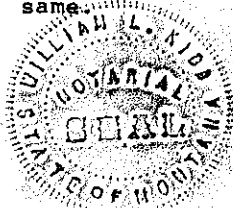
Dated: April 23, 19 80.

ANTELOPE MEADOWS,
a limited partnership

By Roy L. Reed
General Partner

STATE OF MONTANA,)
County of Madison,) ss.

On this 23rd day of April, 19 80, before me, the under-
signed Notary Public, personally appeared ROY L. REED,
known to me to be the General Partner of the limited partnership
above named and known to me to be the person whose name is subscribed
to the within instrument, and acknowledged to me that he executed the
same.



William L. Kidd
Notary Public for State of Montana
Residing at Ennis, Montana 59729
My commission expires 6/27/82

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EXHIBIT "A"

A tract of land situate within the NE 1/4 and SE 1/4 of Section Five (5), Township Six (6) South, Range One (1) West, P.M.M., being more particularly described as follows: Beginning at the Southwest corner of the tract herein being described, from which the 1/4 section corner common to Sections 5 and 8, Township 6 South, Range 1 West, P.M.M. bears the following courses, South 09°48'14" West a distance of 2969.35 feet, North 89°36'14" West a distance of 140.19 feet; thence from said point of beginning, North 09°48'14" East a distance of 369.75 feet to the Northwest corner; thence North 89°36'14" East a distance of 213.58 feet to a corner; thence North 33°34'22" East a distance of 63.83 feet to a corner; thence South 56°25'38" East a distance of 210.00 feet to a corner; thence North 33°34'22" East a distance of 53.38 feet to a corner; thence South 85°35'28" East a distance of 1312.07 feet to the Northeast corner; thence South 49°13'42" West a distance of 549.02 feet to a corner; thence South 25°45'44" West a distance of 662.94 feet to the Southeast corner; thence North 57°09'18" West a distance of 1297.78 feet to a corner; thence North 80°11'46" West a distance of 30.70 feet to the Southwest corner and point of beginning. This tract contains 23.974 acres, according to Certificate of Survey No. _____, as shown on Certificate of Survey filed in Book 7, at page 220, in the records of the office of the County Clerk and Recorder of Madison County, Montana.

TOGETHER with a non-exclusive easement for ingress, egress, regress and the right to construct and maintain the same, 60 feet in width, being 30 feet on each side of the following described line: Beginning at the Southwest corner of the 1.736 acre tract as shown on Certificate of Survey filed in Book 7 of Surveys at page 146, records of Madison County, Montana, Thence South 33°34'22" West a distance of 509.18 feet to a point lying 30 feet easterly from the Centerline of the Montana Power Company Pole Powerline; thence South 09°48'14" West a distance of 2917.64 feet parallel to and 30 feet off of the centerline of said Powerline; Thence South 36°16'27" East a distance of 675.34 feet; Thence South 77°24'07" East a distance of 229.47 feet; Thence South 36°41'49" East a distance of 26.13 feet to an end point, said end point being a point on the Northerly boundary of a road easement as shown on a Certificate of Survey filed in Book 7, on page 46, at the Madison County Courthouse, and also being South 63°15'59" West a distance of 30.45 feet from brass cap No. 87 as shown on a Certificate of Survey filed in Book 4, on page 97, at the Madison County Courthouse, all as shown and as appears on Certificate of Survey filed in Book 7 of Surveys at page 146, records of Madison County, Montana. TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT to prior mineral and patent reservations or exceptions, if any; SUBJECT to existing easements and rights-of-way, including, but not limited to, easements of record and ditch rights. ALSO SPECIFICALLY EXCEPTING AND RESERVING unto Grantor, his heirs, successors and assigns a non-exclusive easement for all purposes, including ingress, egress, regress, utilities, and the right to construct and maintain the same along and across the tract hereinabove described as the same appears in the Certificate of Survey above-described, and describing said tract, and as contained and described in the easement hereinabove given and described.

Filed for Record on the 28th day of MAY, A.D., 1987 at 9:02 O'clock P.M. and Recorded in BOOK 323 of RECORDS on PAGE 14 - 15, Records of Madison County, Montana

FEE: \$ 10.00
Return to: FIRST MADISON VALLEY BANK
ENNIS, MT. 59729

Dorothy C. Brown
DOROTHY C. BROWN, CLERK & RECORDER, MADISON COUNTY, MONTANA
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