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201217403 B: 900 P: 80 Pages: 2
09/10/2012 12:38:31 PM Warranty Deed
Vickie M Zeier, Missoula County Clerk & Recorder



AND WHEN RECORDED MAIL TO:

Rockaway Investments, LLC
6618 Southpointe Ct
Missoula, MT 59803

①

Filed for Record at Request of:
First American Title Company

Space Above This Line for Recorder's Use Only

Order No.: 431897-M
Parcel No.: 1102509

WARRANTY DEED

FOR VALUE RECEIVED,

Earl and Irene Cooley, as Trustees of the Earl and Irene Cooley Revocable Living Trust, dated August 19, 1998

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

Rockaway Investments, LLC

whose address is: **6618 Southpointe Ct, Missoula, MT 59803**

Hereinafter called the Grantee, the following described premises situated in **Missoula County, Montana**, to-wit:

LOTS 21 AND 22 IN BLOCK 2 OF MCLEOD ADDITION, A PLATTED SUBDIVISION IN THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF.

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 and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: September 09, 2012

