

**TITLE SERVICES, INC.**

**ORDER NO. TSI-42679**

**Parcel No. 652101**

**RETURN TO OO Land Holding, LLC**

19425 E Broadway Ave  
Spokane Valley, WA 99016

**WARRANTY DEED**

**FOR VALUE RECEIVED,**

Grantor(s): **PATRICIA J. SINCLAIR FAMILY LLC, an Idaho limited liability company**

do hereby grant, bargain, sell and convey unto

Grantee(s): **OO LAND HOLDING, LLC, a Washington limited liability company**

19425 E Broadway Ave  
Spokane Valley, WA 99016

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

**Tract 7 of Certificate of Survey No. 3176, located in Section 12, Township 13 North, Range 20 West, P.M.M., Missoula County, Montana.**

**SUBJECT TO Rural Special Improvement District No. 474**

**SUBJECT TO Easements of record or apparent**

**RESERVING UNTO GRANTOR Water Right Nos. 76M 29117-00, 76M 29119-00, 76M 29120-00, 76M 29121-00 and 76M 29122-00, which shall not transfer with the real property being conveyed herein.**

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 GRANTOR(S), 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 GRANTEE(S), and to its successors and assigns forever.

The GRANTOR(S), and their successors and assigns, covenant with the GRANTEE(S) that the GRANTOR(S) are now seized in fee simple absolute of said premises; that the GRANTOR(S) have full power to convey the same; that the same is free from all encumbrances except current year's taxes, levies, assessments, U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises; that the GRANTEE(S) shall enjoy the same without any lawful disturbance; that the GRANTOR(S) will, on demand, execute and deliver to the GRANTEE(S), at the expense of the GRANTOR(S), any further assurance of the same that may be

reasonably required; and, with the exceptions set forth above, that the GRANTOR(S) warrant to the GRANTEE(S) and will defend for the GRANTEE(S) said premises against every person lawfully claiming all or any interest in the same.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set its hands and seals this 15 day of December, 2020.

**PATRICIA J. SINCLAIR FAMILY LLC, an Idaho limited liability company**

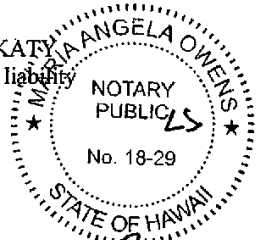
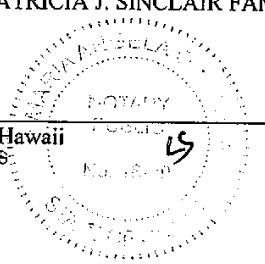
Katy Britzmann  
BY: KATY BRITZMANN, Manager

BY: MARY ERNESTO, Manager

STATE OF HAWAII )  
County of Kauai )

This instrument was acknowledged before me this 15 day of December, 2020, by KATY BRITZMANN, Manager of PATRICIA J. SINCLAIR FAMILY LLC, an Idaho limited liability company.

Maria Angela Coniglio  
Notary Public for the State of Hawaii  
My commission expires 02-11-2022



Doc. Date: 12-15-2020 # Pages 2

Notary Name: Maria Angela Coniglio Fifth Circuit

Doc. Description Warranty Deed

STATE OF CALIFORNIA )  
County of \_\_\_\_\_ )

Maria Angela Coniglio 12-15-2020  
Notary Signature Date

This instrument was acknowledged before me this \_\_\_\_\_ day of December, 2020, by MARY ERNESTO, Manager of PATRICIA J. SINCLAIR FAMILY LLC, an Idaho limited liability company.

\_\_\_\_\_  
Notary Public for the State of California

reasonably required; and, with the exceptions set forth above, that the GRANTOR(S) warrant to the GRANTEE(S) and will defend for the GRANTEE(S) said premises against every person lawfully claiming all or any interest in the same.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set its hands and seals this 16<sup>th</sup> day of December, 2020.

**PATRICIA J. SINCLAIR FAMILY LLC, an Idaho limited liability company**

\_\_\_\_\_  
BY: KATY BRITZMANN, Manager

Mary Ernesto, Manager  
BY: MARY ERNESTO, Manager

STATE OF HAWAII                    )  
  :  
County of \_\_\_\_\_            )

This instrument was acknowledged before me this \_\_\_\_\_ day of December, 2020, by KATY BRITZMANN, Manager of PATRICIA J. SINCLAIR FAMILY LLC, an Idaho limited liability company.

\_\_\_\_\_  
Notary Public for the State of Hawaii

STATE OF CALIFORNIA            )  
  :  
County of \_\_\_\_\_            )

This instrument was acknowledged before me this \_\_\_\_\_ day of December, 2020, by MARY ERNESTO, Manager of PATRICIA J. SINCLAIR FAMILY LLC, an Idaho limited liability company.

\_\_\_\_\_  
Notary Public for the State of California

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Fresno

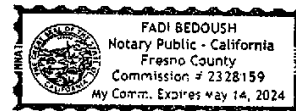
On 12/16/2020 before me, Fadi Bedoush a Notary Public  
(insert name and title of the officer)

personally appeared Mary Ernesto  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



*Warranty Deed.*