

**Title Services, Inc.**  
Order No.: TSI-51106  
Parcel No.: 652101  
**RETURN TO:**  
OO LAND HOLDING, LLC  
19425 E. Broadway Avenue  
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 5 of Certificate of Survey No. 3176, located in Section 12, Township 13 North, Range 20 West, P.M.M., Missoula County, Montana.**

**SUBJECT TO City 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 their heirs 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 their hands and seals this 2nd  
day of March, 2022.

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

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

BY: Mary Ernesto, Manager  
MARY ERNESTO, Manager

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

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

This instrument was acknowledged before me on \_\_\_\_\_ day of March, 2022 by KATY BRITZMANN,  
Manager of PATRICIA J. SINCLAIR FAMILY LLC, an Idaho limited liability company.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

STATE OF California

COUNTY OF Fresno

This instrument was acknowledged before me on 2nd day of March, 2022 by MARY ERNESTO,  
Manager of PATRICIA J. SINCLAIR FAMILY LLC, an Idaho limited liability company.

See attachment  
Notary Public  
Printed Name: Stephanie M Calderon  
My Commission Expires: Sep 15, 2025

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 March 2, 2022 before me, Stephanie M Calderon, notary public,  
Date Here Insert Name and Title of the Officer  
personally appeared Mary Ernesto  
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Stephanie M Calderon  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

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 their hands and seals this \_\_\_\_\_ day of March 2, 2022.

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

BY: Katy Britzmann  
KATY BRITZMANN, Manager

BY: \_\_\_\_\_  
MARY ERNESTO, Manager

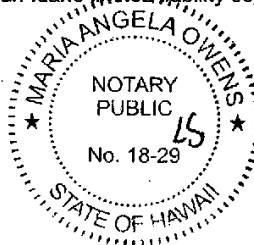
STATE OF Hawaii

COUNTY OF Kauai

This instrument was acknowledged before me on 2 day of March, 2022 by KATY BRITZMANN, Manager of PATRICIA J. SINCLAIR FAMILY LLC, an Idaho limited liability company.

Maria Angela Owens  
Notary Public  
Printed Name: Maria Angela Owens  
My Commission Expires: 02-11-2026

Notary Certificate on next page



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

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

This instrument was acknowledged before me on \_\_\_\_\_ day of March, 2022 by MARY ERNESTO, Manager of PATRICIA J. SINCLAIR FAMILY LLC, an Idaho limited liability company.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

NOTARY CERTIFICATION

(Hawaii Administrative Rule § 5-11-8)

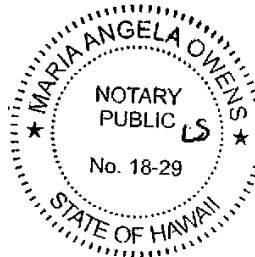
Document Identification or Description: WARRANTY DEED

Date of Document MARCH 2, 2022 Number of Pages 2 + CERTIFICATION PAGE

5th Circuit  
(Jurisdiction of notarial act)

Signature of Notary

Maria Angela Owens  
Type or Print Name of Notary  
MARCH 2, 2022  
Date of Notary Certificate



(Official Stamp or Seal)