

RETURN TO: STOGSDILL LAW OFFICE, P.C.  
Attorneys at Law  
505 West Main, Suite 313  
Lewistown, Montana 59457  
(406) 538-2623

## **WARRANTY DEED**

For Value Received

SASS LAND, LLC  
10400 East 102nd Avenue  
Henderson, Colorado 80640

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

MONTANA STATE UNIVERSITY SYSTEM,  
for the use and benefit of MONTANA STATE UNIVERSITY-NORTHERN  
300 West 11th Street  
Havre, Montana 59501

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

Relocated Tract 1 of the Amended Plat of Lots 1 and 3 of Little Casino Creek Subdivision, Phase II, Fergus County, Montana, according to the official recorded plat thereof, filed in the office of the Clerk and Recorder, Fergus County, Montana.

SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances of record.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee 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 year's 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 this \_\_\_\_ day of \_\_\_\_\_, 2010.

SASS LAND, LLC

By: \_\_\_\_\_  
MATTHEW S. SASS, Authorized Agent

STATE OF \_\_\_\_\_ )  
: ss  
COUNTY OF \_\_\_\_\_)

On this \_\_\_\_ day of \_\_\_\_\_, 2010, before me the undersigned, a Notary Public for the State of \_\_\_\_\_, personally appeared MATTHEW S. SASS, Authorized Agent for SASS LAND, LLC, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed my Notarial Seal the day and year in this Certificate first above written.

(NOTARIAL SEAL)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_