

201719023 B: 986 P: 681 Pages:2 Fee:\$14.00  
09/14/2017 03:17:17 PM Warranty Deed  
Tyler R. Gernant, Missoula County Clerk & Recorder

**AND WHEN RECORDED MAIL TO:**  
Matthew Gian Cole and Tiffany M. Perkins  
4045 Fox Farm Road  
Missoula, MT 59802

Filed for Record at Request of:  
First American Title Company

Space Above This Line for Recorder's Use Only

Order No.: 647717-M  
Parcel No.: 1759751

**WARRANTY DEED**

FOR VALUE RECEIVED,

**Larry M. Flanagan and Bonnie B. Flanagan**

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

**Matthew Gian Cole and Tiffany M. Perkins**

whose address is: **4045 Fox Farm Road, Missoula, MT 59802**

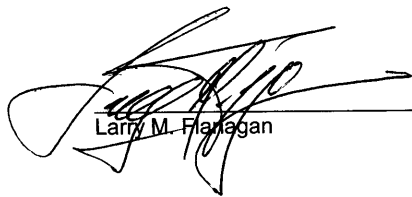
Hereinafter called the Grantee, the following described premises situated in **Missoula** County, **Montana**, to-wit:

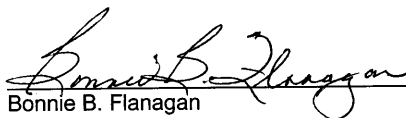
LOT 31 OF LINCOLNWOOD ADDITION NO. 7, A PLATTED SUBDIVISION IN MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF.

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 14, 2017

  
\_\_\_\_\_  
Larry M. Flanagan

  
\_\_\_\_\_  
Bonnie B. Flanagan

STATE OF Montana        )  
                                  ss.  
COUNTY OF Missoula     )

This instrument was acknowledged before me on September 14, 2017, by **Larry M. Flanagan and Bonnie B. Flanagan.**

  
LINDSAY L. KELLER  
NOTARY PUBLIC for the  
State of Montana  
Residing at Missoula, MT  
My Commission Expires  
October 20, 2018.



Notary Public for the State of Montana  
Residing at: Missoula  
My Commission Expires: