

After recording return to:
Crowley Fleck PLLP
Attn: Lucas H. Forcella
P.O. Box 2529
Billings, MT 59103
FATC 1024308

#432607 Fee: \$16.00 Page(s): 2

Park County, MT Recorded 8/31/2022 At 4:09 PM
Maritza H Reddington , Clk & Rcdr By JB Return To:
FIRST AMERICAN TITLE-LIVINGSTON 206 E CALLENDER ST
LIVINGSTON, MT 59047-2706

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, the undersigned, **Western Shamballa, Inc.**, a Virginia corporation with mailing address of 63 Summit Way, Gardiner, Montana 59030 ("Grantor"), hereby grants and conveys to **Golden Age Village, Inc.**, a Montana non-profit corporation with mailing address of 12 Helios Way, Emigrant, Montana 59027 ("Grantee"), the following real property in Park County, Montana:

That part of the realignment of Parcels 3, 4 and 15 of Certificate of Survey No. 615A, in the NE¼ of Section 32, Township 5 South, Range 8 East, of the Principal Montana Meridian, in Park County, Montana, described as Parcel 4A, of Certificate of Survey No. 1529 on file in the office of the Clerk and Recorder of said County, under Document #274372
(Deed ref: No. 374904)

TO HAVE AND TO HOLD unto the Grantee and its successors and assigns, subject, however, to:

- (a) All reservations and exceptions in patents from the United States and the State of Montana and all zoning, building and land use restrictions imposed by the County, the State of Montana, or the United States;
- (b) Covenants and land use restrictions apparent or of record;
- (c) Easements and rights of way apparent or of record; and
- (d) Taxes and assessments for 2022 and subsequent years.
- (e) All other encumbrances or exceptions apparent or of record.

Except for the above items (a) through (e), this instrument is given with the usual covenants expressed in Mont. Code Ann. § 30-11-110, Montana Code Annotated.

[signature page follows]

Dated this 31st day of August, 2022.

Grantor:

Western Shamballa, Inc.

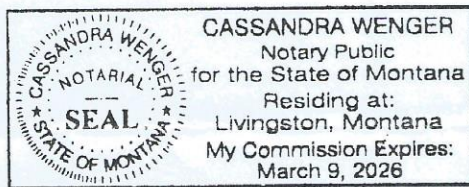
Greg B. Bodwell
[signature]

By: Gregory B. Bodwell
[print name]

Its: Authorized Signer
[title]

STATE OF Montana)
County of Park) :ss

This instrument was acknowledged before me on this 31 day of August, 2022, by Gregory B. Bodwell, as Authorized Signer of Western Shamballa, Inc., known personally by me, or by presentation of proper identification.



Cassandra Wenger
Notary Public for the State of _____
Residing at _____
My Commission Expires _____

REALTY TRANSFER RECEIVED



First American Title Company
206 East Callender
Livingston, MT 59047
(406)222-0362

PR. AFFGRP
Ofc. 89(14084)

FILE NO. 1024308
Re:

First Interstate Bank - TRUST
ACCOUNT
207 W. Callender
Livingston MT 59047

12469

471

Date 8/31/2022

PAY Two thousand, seven hundred twenty-six and 85/100

DOLLARS \$*****2,726.85

Quinn H. Stufflebeam

TO THE ORDER OF
Glastonbury Landowners Association, Inc.
PO Box 312
Emigrant, MT 59027

VOID AFTER 6 MONTHS
ESCROW TRUST ACCOUNT

DOCUMENT INCLUDES A HIDDEN WORD. DO NOT CASH IF THE WORD VOID IS VISIBLE. DOCUMENT ALSO CONTAINS HEAT SENSITIVE INK. TOUCH HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈ 12469 ⑈ ⑆092901683⑆ 106502610⑈

First American Title Company, Livingston
PR. AFFGRP Ofc. 89(14084) (cw/bz)

CHECK NO. 12469

DATE: 8/31/2022 FILE NO. 1024308 SETTLEMENT DATE: 8/31/2022 CHECK AMOUNT: \$2,726.85

BUYER: Golden Age Village, Inc. SELLER: Western Shamballa, Inc, Virginia non-stock corporation

Property Address: Golden Age Village, Emigrant, MT 59027
Lot: 3,4 and 15 Tract: 4A

Homeowner Association Dues Re:

Charge Details:
Association Dues- 4th Quarter: 2726.85

Thank you for doing business with First American Title Company

First American Title Company

206 East Callender
Livingston, MT 59047

Handwritten notes:
red 9/3/22
check # 12469
West Shamballa to
GAV, Inc.
\$2,726.85



59027-999955

