

DEED RECORD BOOK NO. 40, SWEET GRASS COUNTY

Reception No. 57296

SHULTZ-TRIBUNE PRINTING CO., GREAT FALLS, MONTANA

Northern Pacific Railway Co.)
Paul L Van Cleve Jr.)

DEED

Contract No. 18125

Montana Division

Deed No. 30342E

NORTHERN PACIFIC RAILWAY COMPANY

add. THIS DEED, Made the first day of December in the year of our Lord one thousand nine hundred and forty-five, by the Northern Pacific Railway Company a corporation of the State of Wisconsin, grantor, to Paul Van Cleve, Jr. of Big Timber, in the County of Sweet Grass and State of Montana, grantee, WITNESSETH:

WHEREAS, by a contract in writing entered into on the sixteenth day of December A.D. 1940 the grantor contracted to sell and convey the premises hereinafter described for the consideration hereinafter expressed, which contract has been duly performed and the grantee has become entitled to a conveyance of the premises.

THEREFORE, the grantor in consideration of the sum of Eight hundred seven and 70/100 (807.70) Dollars, unto it paid according to said contract, the receipt whereof is acknowledged, grants, bargains, sells and conveys unto the grantee, his heirs and assigns, the following described tract of land situate in the County of Sweet Grass in the State of Montana to-wit:

Lots sixteen (16), seventeen (17), eighteen (18), nineteen (19), twenty (20), twenty-one (21), Northeast quarter of Southwest quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) and South half of Southwest quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section No. one (1) in Township three (3) North of Range twelve (12) East of the Montana Principal Meridian, containing, according to the United States Government Survey three hundred twenty-three and 08/100 (323.08) acres, more or less; (\$1.10 documentary stamps attached and cancelled)

the lands hereby conveyed being subject, however, to an easement in the public for any public ~~for any pub-~~ roads heretofore laid out or established, and now existing over and across any part of the premises.

Together with the hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, The said lands and appurtenances, unto the grantee his heirs and assigns, forever.

The grantor will forever WARRANT AND DEFEND the title to the premises, except as against liens, charges, and incumbrances originating after the date of the aforesaid contract of sale.

IN WITNESS WHEREOF, The grantor has caused these presents to be sealed with its corporate seal, and signed by its Vice President, the day and year first above written.

Signed, Sealed and Delivered in the Presence of
J. A. Beardsley (N. P. SEAL)
Selma Oestreich

NORTHERN PACIFIC RAILWAY COMPANY

By B. W. Scandrett, Vice President
ATTEST: Arnold Nachald, Secretary

STATE OF MINNESOTA)
: ss.
County of Ramsey)

On this 15th day of December in the year 1945, before me Sig A. Bertelsen, a notary public, personally appeared B. W. Scandrett to me known to be the Vice President of the Northern Pacific Railway Company, the Corporation which executed the foregoing instrument, and who being duly sworn, did say, that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and the said B. W. Scandrett acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, at my office, in the City of St. Paul, the day and year last aforesaid.

(Notarial Seal)

Sig A. Bertelsen
Notary Public, Ramsey County, Minnesota
Sig A. Bertelsen
Notary Public, Ramsey County, Minn.
My commission expires March 20, 1947

Filed for record December 22nd, 1945 @ 3:45 P.M.
Dick Armstrong, Clerk and Recorder
By Dorrene Schulz, Deputy
Fees: \$1.50
Return to Paul Van Cleve Jr.

COMPARED

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