

WARRANTY DEED - INDIVIDUAL TO INDIVIDUAL

THIS INDENTURE, Made this 24th day of April, 2009, between Donna M. Elstad, a single person, grantor, whether one or more, and James Elstad, grantee, whether one or more, whose post office address is 1113 3rd Avenue NW, Jamestown, North Dakota 58401,

WITNESSETH, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, grantor does hereby GRANT to the grantee, all of the following real property lying and being in the County of Stutsman, State of North Dakota, and described as follows, to-wit:

That part of NE $\frac{1}{4}$ of Section 10-140-64, Stutsman County, North Dakota, which lies west of the Burlington Northern right-of-way, and more particularly described as follows: Beginning at a point on the north-south quarter line of said Section 10-140-64, said point beginning 60 feet south on the NW corner of the NE $\frac{1}{4}$ hence N90°00' East along the north line of said quarter for a distance of 108.5 feet to the Burlington Northern Right-of-way, hence along a 2°02'09" curve to the left following the Burlington Northern R/W for a distance of 1100 feet, more or less, to a point where said R/W crosses the West line of said NE $\frac{1}{4}$, hence N0°19' East along said north-south quarter line for a distance of 1091.2 feet to the point of beginning. Said tract contains 2.3 acres, more or less

*This legal description was taken from a previously recorded document.

*Grantor hereby retains a life estate in the above described property

I certify that the requirement for a report or statement of full consideration paid does not apply because this deed is for one of the transactions exempted by subdivision c of subsection 6 of Section 11-18-02.2, N.D.C.C.

Date 4-24-09

Signed

James Elstad (Agent)
(Grantee or Agent)

And the said grantor for herself, her heirs, executors and administrators, does covenant with the grantee that she is well seized in fee of the land and premises aforesaid and have good right to sell and convey the same in manner and form aforesaid: that the same are free from all encumbrances, except installments of special assessments or assessments for special improvements which have not been certified to the County Auditor for collection, subject to reservations, restrictions and easements of record, if any there be, and the above granted lands and premises in the quiet and peaceable possession of said grantees, against all persons lawfully claiming or to claim the whole or any part thereof, the said grantors will warrant and defend.

WITNESS, The hand of the grantor:

Donna Elstad
Donna M. Elstad

RETURN TO:

OTTMAR & OTTMAR ATTY
PO BOX 1397
JAMESTOWN ND 58402-1397

County Recorder
Stutsman County
Jamestown ND 58401
Page 1 of 2

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