



Approved 11/14/2019 sc 0982748

Return To and Taxes:  
Nicole Lee Harker and James Brett Harker  
987 Electric Ave  
Bigfork, MT 59911

ATEC Order No.: 455273

## WARRANTY DEED (Joint Tenancy)

### For Value Received

Charles J. Appleby and Shannon L. Appleby\* as joint tenants  
\*Who Acquired title as Shannon L. Seidler  
The grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Nicole Lee Harker and James Brett Harker**

Whose current address is 987 Electric Ave, Bigfork, MT 59911

The grantee(s), the following described premises, in Flathead County, Montana, TO  
WIT:

**Lot 42 of Stage Ridge No. 1, according to the map or plat thereof on file and of  
record in the office of the Clerk and Recorder of Flathead County, Montana.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the  
said Grantees as joint tenants with right of survivorship (and not as tenants in common),  
their heirs and assigns forever. And the said Grantor does hereby covenant to and with  
the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises,  
that they are free from all encumbrances Except: Current Year Taxes, conditions,  
covenants, restrictions, reservations, easements, rights and rights of way of record.

And that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: November 12, 2019

Charles J. Appleby

Shannon L. Appleby

State of Montana } ss  
County of Flathead }

On this 12th day of November, 2019, before me, Amber Cooper, a Notary Public in and  
for said state, personally appeared Charles J. Appleby and Shannon L. Appleby, known  
or identified to me to be the person(s) whose name(s) is/are subscribed to the within  
Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the  
day and year in this certificate first above written.

Amber Cooper  
Notary Public for the State of Montana  
Residing at: Kalispell  
Commission Expires: December 03, 2019

