

WARRANTY DEED

FOR VALUE RECEIVED, DAVID A. THATCHER and ANNETTE L. THATCHER, of 743 Cook Avenue, Billings, Montana 59102, do hereby grant, bargain, sell, convey and confirm unto JOHN B. MCCOLLUM and NANCY C. MCCOLLUM, Trustees of John B. McCollum D.D.S., a Professional Corporation, ~~Pension Plan and Profit Sharing Plan~~, of P.O. Box 1255, Dillon, Montana 59725, the Grantees, and to their successors and assigns, the following described premises in Beaverhead County, Montana:

Tract 4 of Homestead Entry Survey No. 474, located in Section 17, Township 15 South, Range 9 West, P.M.M., and more particularly described as follows:

Beginning at corner No. 4 of said HES No. 474; thence N 19°8'E, along Northwest boundary of said HES No. 474 a distance of 2,436.10 feet to the true point of beginning; thence N 19°8'E, along Northwest boundary of said HES No. 474 a distance of 620.90 feet; thence S 70°11'E, a distance of 1,397.52 feet to a point on the Southeast boundary of said HES No. 474; ;thence S 18°6'W, along the Southeast boundary of said HES No. 474 a distance of 621.14 feet; thence N 70°11'W, a distance of 1,408.72 feet to the true point of beginning.

DEED REFERENCE 242/1386

SUBJECT TO right-of-way for present and future owners (and their invitees) of all tracts of Homestead Entry Survey No. 474 on the road across said tract as said road exists in 1973 recorded in Book 242 of Microfilm, page 1386, records of Beaverhead County, Montana.

FURTHER SUBJECT TO access to the property herein conveyed by way of a Forest Service road and the terms and conditions of the access across said lands.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the Grantees, their successors and assigns, forever.

The Grantors do hereby covenant to and with the Grantees that they are the owners in fee simple of said premises, that the premises are free from all encumbrances excepting certificates, reservations, covenants, taxes, assessments, rights of way and easements of record, or apparent from physical examination of the premises, and that they will warrant and defend the same from all other lawful claims whatsoever.

DATED this 17th day of September, 1998.

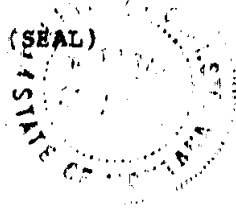

DAVID A. THATCHER


ANNETTE L. THATCHER

David Thatcher & Annette Thatcher

STATE OF MONTANA)
COUNTY OF Yellowstone) ss.

This instrument was acknowledged before me this 17 day of September, 1998, by DAVID A. THATCHER and ANNETTE L. THATCHER.



[Signature]
Notary Public for State of Montana
My Commission expires: 8/15/2000



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PLATTED

STATE OF MONTANA COUNTY OF BEAVERHEAD ss
Recorded on this 22 day of 2000
19 98 at Bozeman Page 323
o'clock PM M. Bozeman
By [Signature] County Recorder
[Signature] Deputy Recorder
66200 So. MT Abstract