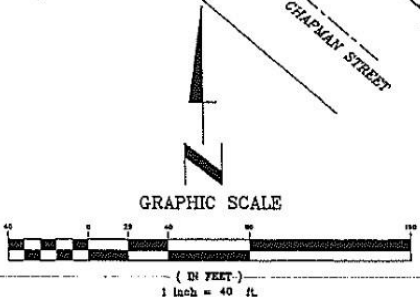
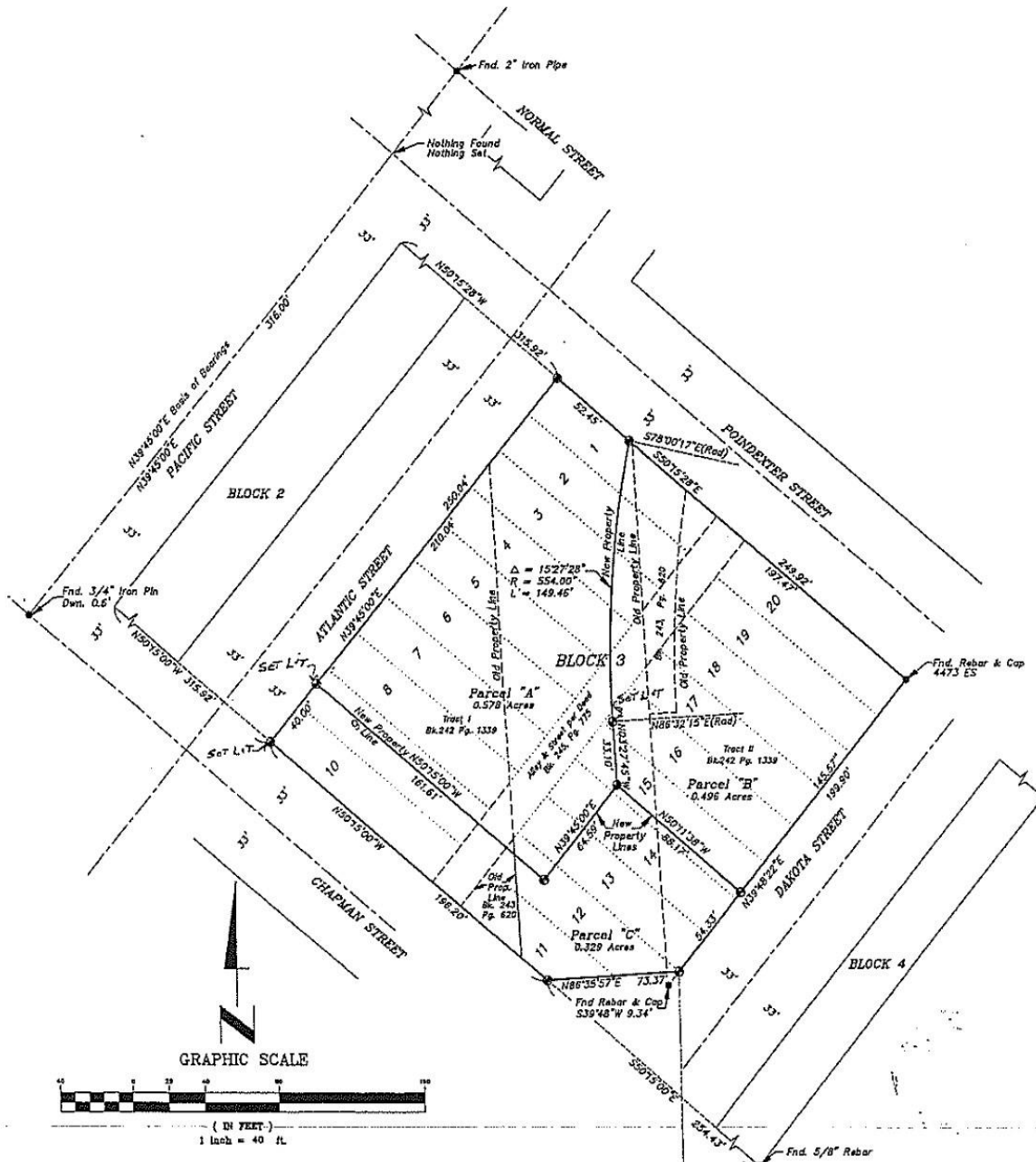


South Campus

AMENDED PLAT

BLOCK 3, FOUNDEXTER AND ORR SOUTH ADDITION TO THE CITY OF DILLON



Provided for compliance with Montana DEO and Beaverhead County Subdivision Regulations.
Date: 7/16/98 [Signature] RS

LEGEND

- FOUND MONUMENT DESCRIBED HEREON.
- ⊙ SET 5/8" REBAR AND CAP STAMPED 'AUSTIN 12252 LS', UNLESS NOTED OTHERWISE.
- BOUNDARY SURVEYED
- - - PRIOR BOUNDARY

BASIS OF BEARING:
THE BEARINGS ON THIS PLAT ARE BASED ON THE CENTERLINE PACIFIC STREET AS SHOWN ON THE PLAT OF P4Q SOUTH ADDITION TO THE CITY OF DILLON. N 39°45'00" W
THIS SURVEY WAS COMPLETED JUNE 16, 1998.

HEADWATERS
Engineering and Surveying Inc.
Civil Engineering - Land Survey - Land Planning
P.O. Box 128
Dillon, Montana 59703



202600
CLERK AND RECORDER
COUNTY, STATE OF MONTANA, DO HEREBY CERTIFY THAT THIS WAS FILED IN MY OFFICE, THIS 16 DAY OF JULY 1998.
[Signature]

LEGAL DESQ
DEED REFER.
BLOCK 3, S. DILLON, MON IN THE OFFH MONTANA.
SAID BLOCK

CERTIFICATI
I hereby ce HCA, that al described by
Dated this

PURPOSE OF
Ve hereby t boundaries I created th to Section 7
This division other part: Said division

Scribed and

CERTIFICATE
I hereby cer n the state ry supervisor Act HCA, the and Enal Sub
RDGER A. AU PROFESSIONA

244523
 STATE OF MONTANA - COUNTY OF BEAVERHEAD
 Filed for record this 4 day of January, 2002, at 4:15 o'clock P. M. and
 Recorded in Book 108 of Deeds on Page 19-20 of the Records of County of Beaverhead, State of Montana.
 Clerk and Recorder By: Justin J. Harrison
 \$12.00 SMAT Co.

BOOK 308 119

INDEXED

WARRANTY DEED

PLATTED

For valuable consideration, receipt of which is acknowledged, Duane L. Koehler, Grantor, hereby grants to **The University of Montana - Western Foundation**, Grantee, whose mailing address is 710 South Atlantic Street, Dillon, Montana 59725, the following real property situated in Beaverhead County, Montana, to-wit:

Parcels A and C, Amended Plat of Block 3, Poindexter and Orr South Addition to the City of Dillon, Montana, filed for record on July 5, 1998, at 2:30 o'clock p.m. under Clerk and Recorder's Reception No. 232893.

To have and to hold unto the said Grantee, and its successors and assigns, forever, SUBJECT, however, to the following:

- (a) Any and all easements or rights-of-way over and upon or across said property whether of sight or record, appearing on any plat or survey of record, or set forth within any title insurance policy issued in conjunction with this deed, and any reservations or exceptions set out and contained in any patent, deed, or other instrument of record;
- (b) Easements for unobstructed ingress and egress burdening Dakota Street, even though it may later be determined that said street has been abandoned, as described in that certain *Warranty Deed* dated September 1, 1969, recorded in Book 211 of Microfilm at Pages 798 ad 799, records of Beaverhead County, Montana;
- (c) Any claim asserting a right, title, or interest in minerals, including but not limited to oil, gas, coal, and other hydrocarbons, whether or not shown by the public records;
- (d) Any facts or conditions an accurate survey or personal inspection at the time of closing would disclose; and
- (e) Liens and assessments of Special Improvement Lighting Districts of the City of Dillon.

Grantor covenants with Grantee that the former is now seized in fee simple of the property granted; that the latter shall enjoy the same without any lawful disturbance; that the same is free from all encumbrances except those mentioned above; that Grantor and all persons acquiring any interest in the same through or for him will, on demand, execute and deliver to Grantee, at the expense of the latter, any further assurance of the same that may be reasonably required; and that Grantor will warrant to Grantee all of the said property against every person lawfully claiming the same.

Dated this 4th day of January, 2002.

Duane L. Koehler
 Duane L. Koehler