

After recording please return to:

[REDACTED]
Bozeman, MT 59715

GIFT DEED

This GIFT DEED is made, with warranties of title, and shall be effective as of this 12th day of November, 2019, by and between the following Grantors and Grantee:

Grantors:

1. [REDACTED] as to her undivided 1/3 interest as a joint tenant;
2. [REDACTED] USA, as to his undivided 1/3 interest as a joint tenant; and
3. [REDACTED] as to her undivided 1/3 interest as a joint tenant; and

Grantee:

AMERICAN FARMLAND TRUST, a nonprofit corporation incorporated under the laws of the District of Columbia, with a mailing address of One Short Street, Northampton, Massachusetts 01060.

NOW, THEREFORE, Grantors grant, give, release, and forever transfer unto Grantee, and its successors and assigns, with warranties of title, all that certain parcel of land located in the County of Daniels, State of Montana, more particularly described as follows:

[REDACTED] Daniels County, Montana:

(Deed ref.: Book [REDACTED], page [REDACTED], Doc. No. [REDACTED])

TOGETHER WITH that certain "Access and Utility Easement" appurtenant to the property, which was recorded on Nov. 13, 2019, at Book [REDACTED], page [REDACTED], as Doc. No. [REDACTED], Records of Daniels County, Montana.

FURTHER TOGETHER WITH all tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, improvements, fixtures, fences, easements, and other appurtenances, all oil, gas, and minerals and mineral rights owned by Grantors, and all water and water rights appurtenant to or used on the above-described property, and ditch rights associated therewith. Mineral, water and water rights and ditch rights are conveyed without warranty.



TO HAVE AND TO HOLD unto the Grantee, and its successors and assigns,
forever, SUBJECT TO THE FOLLOWING:

- (a) Reservations and exceptions in patents from the United States and the State of Montana.
- (b) Existing easements and rights-of-way of record.
- (c) Mineral royalty reservations and conveyances of record.
- (d) Building, use, zoning, sanitary and environmental restrictions.
- (e) Taxes and assessments for 2019 and subsequent years.
- (f) Water rights, ditch rights, or claims to water.
- (g) County road rights-of-way not recorded or indexed as a conveyance in the office of the Clerk and Recorder pursuant to Title 70, Chapter 21, M.C.A.

EXCEPT with reference to the items referred to in paragraphs (a) to (g) inclusive, this Gift Deed is given with the usual covenants expressed in Section 30-11-109, M.C.A., and Section 30-11-110, M.C.A.

Grantors and Grantee acknowledge and agree that this Gift Deed is executed by Grantors as a voluntary gift and donation to Grantee, and Grantee further acknowledges that no goods or services were given or received in consideration of this grant, which Grantee received as of the effective date noted above.

To have and to hold all and singular premises, together with the appurtenances, unto Grantee, and to its successors and assigns forever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands on the dates subscribed below.

GRANTORS:

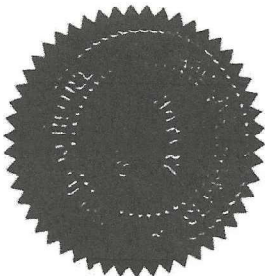
William Berni Kukulski November 5, 2019
DATE

In her own right,

And acting in her capacity as Attorney-in-Fact for [REDACTED]

And acting in her capacity as Attorney-in-Fact for [REDACTED]

This instrument was acknowledged before me on November 5, 2019, by
[REDACTED] in her own right and acting in her capacity as Attorney-in-Fact for [REDACTED]
[REDACTED] and acting in her capacity as Attorney-in-Fact for [REDACTED]



[REDACTED]
Notary Public in and for the Province of British Columbia
[REDACTED]
Victoria, British Columbia, V8W 1B3
Canada

My commission does not expire.

GIFT DEED -- 2

State of Montana } Fees \$14.00
County of Daniels } ss. [REDACTED]
Filed for record [REDACTED]
Book [REDACTED] Page [REDACTED]
By Kristy Jones Kristy Jones, County Recorder
Deputy