

2500424

Page 1 of 4 12/29/2014 12:45:03 PM Fee: \$38.00
Charlotte Mills - Gallatin County, MT DEED

Return to:
First American Title Company
924 Stoneridge Dr, Suite 1
Bozeman, MT 59718

FATL0501914

Return To:
Chatsworth Auction Rooms
151 Mamaroneck Avenue
Mamaroneck, NY 10543

WARRANTY DEED

FOR VALUE RECEIVED, Silvertip Investments, LLC, a Montana limited liability company, (fka Honukai Investments, LLC), as to an undivided 65% interest, and Sunburst Investments, LLC, a Montana limited liability company, as to an undivided 35% interest, GRANTORS, do hereby grant, bargain, sell and convey unto Chatsworth Auction Rooms & Furniture Studios, Inc.,*GRANTEE, all of their interest in and to the following described real *151 Mamaroneck Avenue, Mamaroneck, NY 10543 property commonly known 2407 West Main Street, Suite 1, Unit No. 9, Bozeman, MT 59718, and legally described as:

See Exhibit "A" attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD said premises, with its appurtenances and easements apparent or of record, unto said GRANTEE, and to their respective heirs and assigns.

SUBJECT TO:

- (A) All reservations, exceptions, covenants, conditions and restrictions of record and in patents from the United States or the State of Montana;
- (B) All existing easements, rights of way and restrictions apparent or of record;
- (C) Taxes and assessments for the current year and subsequent years;
- (D) All prior conveyances, leases or transfers of any interest in minerals, including oil, gas and other hydrocarbons; and
- (E) Building, use, zoning, sanitary, and environmental restrictions.

GRANTORS covenant with GRANTEE that GRANTORS are now seized in fee simple absolute of said premises; that GRANTORS have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that GRANTEE shall enjoy the same without any lawful disturbance; that GRANTORS will, on demand, execute and deliver to GRANTEE, at the expense of GRANTORS, any further assurance of the same that may be reasonably required; and, with the exceptions set forth above, that GRANTORS warrant to GRANTEE and will defend for them all the said premises against every person lawfully claiming all or any interest in same.

Dated: December 15, 2014

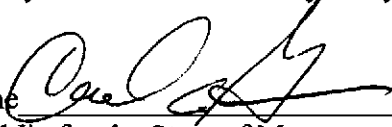
SILVERTIP INVESTMENTS, LLC,
a Montana limited liability company
(fka HONUKAI INVESTMENTS, LLC)

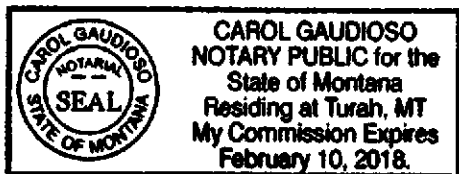
By: 
Kirby S. Christian, Member

STATE OF MONTANA)
) ss.
County of MISSOULA)

On this 15 day of December, 2014, before me, the undersigned, a Notary Public for the State of Montana personally appeared Kirby S. Christian, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity on behalf of Silvertip Investments, LLC.

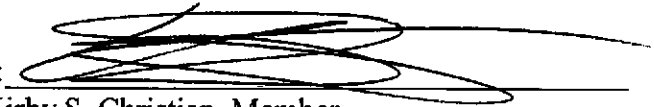
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Print Name 
Notary Public for the State of Montana
Residing at
My Commission Expires:
(SEAL)



Dated: December 15, 2014

SUNBURST INVESTMENTS, LLC,
a Montana limited liability company

By: 
Kirby S. Christian, Member

STATE OF MONTANA)
) ss.
County of MISSOULA)

On this 15 day of December, 2014, before me, the undersigned, a Notary Public for the State of Montana personally appeared Kirby S. Christian, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity on behalf of Sunburst Investments, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.


Print Name 
Notary Public for the State of Montana
Residing at _____
My Commission Expires: _____



EXHIBIT "A"
Legal Description

Property Add: 2407 W. Main Street, Suite 1, Unit 9, Bozeman, MT

Unit No. 9 of Oakwood Square Condominium, located on Lot 4 of Festival Square Minor Subdivision No. 131, City of Bozeman, Gallatin County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of said County; TOGETHER WITH an undivided 29.15 percentile interest in the general common elements and an undivided interest in the limited common elements, as the said unit, general common elements and limited common elements are established, defined and identified in the Declaration for Oakwood Square Condominium, recorded January 10, 1995 in Film 150, page 2734 and any subsequent amendments thereto in the records of Gallatin County, Montana. The use shall be for commercial purposes only.