

GRANT DEED
WITH RESERVED LIFE ESTATE

_____ of _____, _____, Montana, Grantor, in consideration of TEN and NO/100 Dollars (\$10.00 OVC) now paid, grants to _____ of _____, _____, Montana, and _____ of _____, _____, Montana, Grantees as joint tenants with right of survivorship, all of the real property situated in the County of Pondera, State of Montana described as follows:

Reserving and excepting therefrom, however, to _____(Grantor) the full use, control, income, and possession of the described property for and during _____'s (Grantor's) natural life. During the life of the Life Tenant, _____, the remaindermen named in this instrument may sell his or her interest in the land to any of his or her co-tenants, but none of them shall sell any interest in the land to any other persons, including to the Life Tenant. Should the Life Tenant move from the premise for more than 90 days with no intent to return or possibility of return the Life Tenant's interest and reservation is revoked.

TO HAVE AND TO HOLD, the above described premises unto said Grantees and their heirs, successors and assigns forever.

WITNESS my hand this _____ day of _____, 2012.

(GRANTOR)

STATE OF MONTANA)
 : ss
COUNTY OF _____)

THIS instrument was acknowledged before me on the _____ day of _____, 2012, by _____.

(NOTARY SEAL)

(Signature of Notary)

(Printed Name)

NOTARY PUBLIC FOR THE STATE OF MONTANA
Residing at: _____
My Commission Expires: _____