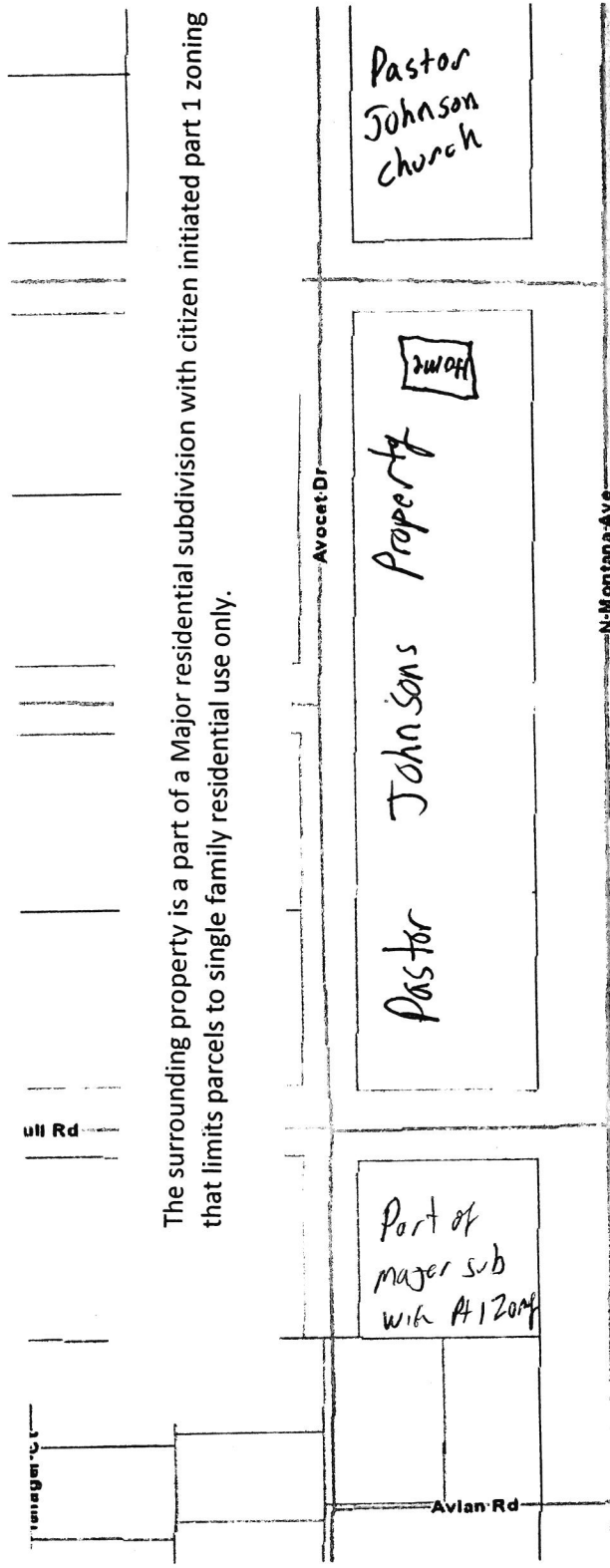
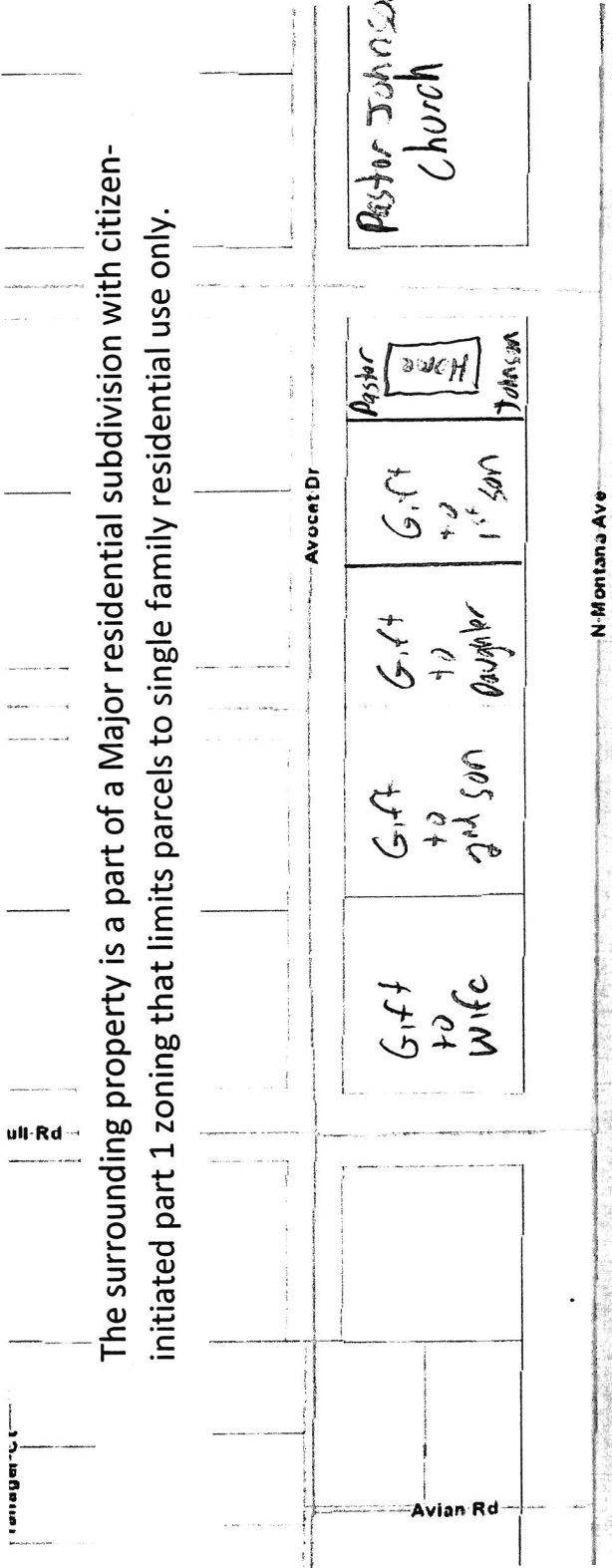


N

The surrounding property is a part of a Major residential subdivision with citizen initiated part 1 zoning that limits parcels to single family residential use only.



State Land (DNRC)



The surrounding property is a part of a Major residential subdivision with citizen-initiated part 1 zoning that limits parcels to single family residential use only.

Pastor Johnson's 5 lot gift to family member exempt survey. He loves his family but he is not convinced that all are as right with the lord has he believes they should be. He also knows that someday one or all may sell their tracts. So, he adds a protective covenant to all the deed including the from himself to himself as follows:

The grantor hereby Reserves a Protective (Restrictive) Covenant that no portion of the land can from this day forward be used for Gambling, or the sale of Alcohol, or Cannabis. No establishments are allowed for the purposes of Strip Clubs or "Gentlemen's Club's" or for the sale of pornography or adult bookstores. No portion of the property shall be used for signage of and for any of the above restricted activities. These covenants shall run with the land and be binding on the grantee heir's successors and assigns.

Return to:

SAMPLE DEED TO DAUGHTER

WARRANTY DEED

FOR VALUABLE CONSIDERATION, Nathan Johnson, the grantor(s), do(es) hereby grant, bargain, sell, convey and confirm unto Sarah Johnson, the grantee(s), and their heirs and assigns, the following described premises in County, Montana, to-wit:

Tract B-1B of the Pastor Johnson tracts Located in the SE1/4 17, Township 11 North, Range4 West M.P.M, Lewis and Clark County, Montana, as shown on Certificate of survey filed under Doc. 3990000

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

The grantor hereby Reserves a Protective (Restrictive) Covenant that no portion of the land can from this day forward be used for Gambling, or the sale of Alcohol, or Cannabis. No establishments are allowed for the purposes of Strip Clubs or "Gentlemen's Club's" or for the sale of pornography or adult bookstores. No portion of the property shall be used for signage of and for any of the above restricted activities. These covenants shall run with the land and be binding on the grantee heir's successors and assigns.

Buyer Initial_____

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.

Grantor(s) do(es) hereby WARRANT unto the said Grantee(s), their heirs and assigns, that previous to the date of this conveyance said Grantor(s) has not conveyed the same estate or any right, title, or interest therein to any person other than Grantee(s) and that such estate is at the time of the execution of this conveyance, free from encumbrances done, made, or suffered by them or any person claiming under them.

Dated:_____

Nathan Johnson

STATE of MONTANA
COUNTY of _____

This instrument was acknowledged before me on _____, 20____, by **Nathan Johnson**

Notary Public for Montana