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 )
COUNTY OF _____________ ) ss

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

___________________________
(Signature of Notary)

(NOTARY SEAL)

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