After recording, please return to:

_____
_____
_____
_____

BILL OF SALE – Sale No.

BE IT KNOWN, that for good an valuable consideration, and upon payment to Seller of the sum of $_____, which Seller hereby accepts as payment in full for the below-described Improvements, by _____ whose mailing address is _____ ("Seller") to _____ whose mailing address is _____ ("Buyer"), Seller does hereby grant, sell, assign, transfer, convey, set over, and deliver, the following described Improvements to Buyer effective as of _____, 20_____:

> All improvements of any kind as defined by Administrative Rule of Montana 36.25.701(7), (IMP #_____), located on the following real property situated in _____ County, Montana, and legally described as follows:
>
> _____
> Legal Description Sec. Twp. Rng. County
>
> whose street address is _____, excluding therefrom the personal property listed on Schedule A, attached hereto and incorporated herein by this reference, that are removed from the described real property prior to closing; provided, however, that any personal property remaining on said real property after the date of closing shall be included herein and transferred by this Bill of Sale, even if said personal property is identified on Schedule A, including, without limitation, all remaining furniture, furnishings, equipment, supplies, tools and any other personal belongings.

Seller hereby sells and transfers the Improvements to Buyer "AS IS".

The Improvements are hereby sold and transferred to Buyer and Buyer's successors and assigns forever.

Seller covenants and warrants that Seller has paid or shall pay when due any and all taxes, levies and assessments due, owing or accruing in or for the period of Seller's ownership of the Improvements through the date of the closing, which shall be the date set forth in the opening paragraph above.

Seller hereby authorizes the closing agent handling the closing to fill in the Buyer's name, mailing address and the effective date in the opening paragraph, which shall be the date of closing.

Seller hereby covenants with and warrants to Buyer, its successors and assigns, that Seller has good and marketable title to the Improvements, full authority to sell and transfer the Improvements, and that the Improvements is sold free and clear of all liens, encumbrances, liabilities and adverse claims of every nature and description whatsoever.

SAMPLE

SELLER

Signature:_____ **Date:**_____

Printed Name:_____

Signature:_____ **Date:**_____

Printed Name:_____

State of Montana
County of _____

This instrument was signed or acknowledged before me on _____day of_____, _____ by

_____. _____
(Name of Signer(s). **(Notary Signature)**
[Affix seal/stamp to the left]

State of Montana
County of _____

This instrument was signed or acknowledged before me on _____day of_____, _____ by

_____. _____
(Name of Signer(s). **(Notary Signature)**
[Affix seal/stamp to the left]

SAMPLE

SCHEDULE A
BILL OF SALE – Sale No. ###

PERSONAL PROPERTY NOT INCLUDED IN SALE
To be completed by Seller:

SAMPLE