



# LISTING PACKAGE

515 Farm View Lane  
Kalispell, MT 59901

Assessor Number: 0561952  
Geocode: 07407726401450000

## What's Included:

- |                               |   |
|-------------------------------|---|
| Property Report Card          | X |
| Tax Bill/Assessor Information | X |
| Vesting Deed                  | X |
| Open Deeds of Trust           |   |
| Tract Map                     | X |
| Survey/Subdivision Map        | X |
| <b>CCR's</b>                  | X |





THIS MAP IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY, AND FLATHEAD PREMIER TITLE ASSUMES NO LIABILITY FOR ANY LOSS OCCURING BY REASON OF RELIANCE THEREON.

# Property Record Card

## Summary

### Primary Information

**Property Category:** [RP](#)                      **Subcategory:** [Residential Property](#)  
**Geocode:** [07-4077-26-4-01-45-0000](#)                      **Assessment Code:** [0000561952](#)  
**Primary Owner:**                      **PropertyAddress:** [515 FARM VIEW LN](#)  
[MORGAN DENNIS M & LILLIAN M](#)                      [KALISPELL, MT 59901](#)  
[515 FARM VIEW LN](#)                      **COS Parcel:**  
[KALISPELL, MT 59901-2144](#)  
*NOTE: See the Owner tab for all owner information*

### Certificate of Survey:

**Subdivision:**

### Legal Description:

[S26, T29 N, R22 W, TR 7E IN SW4SE4](#)

**Last Modified:** [5/20/2022 11:37:40 PM](#)

### General Property Information

**Neighborhood:** [207.150.1](#)                      **Property Type:** [IMP\\_R - Improved Property - Rural](#)  
**Living Units:** [1](#)                      **Levy District:** [07-0B8405-01 - J](#)  
**Zoning:**                      **Ownership %:** [100](#)  
**Linked Property:**

[No linked properties exist for this property](#)

### Exemptions:

[No exemptions exist for this property](#)

### Condo Ownership:

**General:** [0](#)                      **Limited:** [0](#)

### Property Factors

**Topography:**                      **Fronting:**  
**Utilities:**                      **Parking Type:**  
**Access:**                      **Parking Quantity:**  
**Location:**                      **Parking Proximity:**

### Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
<b>Total Ag Land</b>	<b>0.000</b>	<b>00.00</b>
<b>Total Forest Land</b>	<b>0.000</b>	<b>00.00</b>
<b>Total Market Land</b>	<b>5.030</b>	<b>00.00</b>

### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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## Owners

Party #1

**Default Information:** MORGAN DENNIS M & LILLIAN M  
 515 FARM VIEW LN  
**Ownership %:** 100  
**Primary Owner:** "Yes"  
**Interest Type:** Conversion  
**Last Modified:** 7/31/2015 12:21:21 PM

Other Names

Other Addresses

**Name** **Type**

**Appraisals**

**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2021	158850	334650	493500	MKT
2020	134662	306438	441100	MKT

**Market Land**

Market Land Item #1

**Method:** Acre **Type:** Category 5  
**Width:** **Depth:**  
**Square Feet:** 00 **Acres:** 5.03  
 Valuation  
**Class Code:** 2101 **Value:**

**Dwellings**

**Existing Dwellings**

Dwelling Type	Style	Year Built
SFR	06 - Early American	1990

Dwelling Information

**Residential Type:** SFR **Style:** 06 - Early American  
**Year Built:** 1990 **Roof Material:** 10 - Asphalt Shingle  
**Effective Year:** 1995 **Roof Type:** 3 - Gable  
**Story Height:** 2.0 **Attic Type:** 0  
**Grade:** 6 **Exterior Walls:** 1 - Frame  
**Class Code:** 3301 **Exterior Wall Finish:** 6 - Wood Siding or Sheathing  
**Year Remodeled:** 0 **Degree Remodeled:**

Mobile Home Details

**Manufacturer:** **Serial #:** **Width:** 0  
**Model:** **Length:** 0

Basement Information

**Foundation:** 2 - Concrete **Finished Area:** 0 **Daylight:** N  
**Basement Type:** 0 - None **Quality:**

Heating/Cooling Information

**Type:** Central **System Type:** 5 - Forced Air  
**Fuel Type:** 4 - Electricity **Heated Area:** 3180

Living Accomodations

**Bedrooms:** 4 **Full Baths:** 3 **Addl Fixtures:** 2  
**Family Rooms:** 0 **Half Baths:** 1

Additional Information

**Fireplaces:** **Stacks:** 0 **Stories:**

**Garage Capacity:** 2  
**% Complete:** 0

**Openings:** 0  
**Cost & Design:** 0  
**Description:**

**Prefab/Stove:** 1  
**Flat Add:** 0  
**Description:**

Dwelling Amenities

**View:**

**Access:**

Area Used In Cost

**Basement:** 0  
**First Floor:** 2160  
**Second Floor:** 1020

**Additional Floors:** 0  
**Half Story:** 0

**Attic:** 0  
**Unfinished Area:** 0  
**SFLA:** 3180

Depreciation Information

**CDU:**  
**Desirability:** **Physical Condition:** Average (7)  
**Property:** Average (7)  
**Location:** Good (8)

**Utility:** Average (7)

Depreciation Calculation

**Age:** 25 **Pct Good:** 0.75

**RCNLD:** 0

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			136	0	0
	19 - Garage, Frame, Finished			572	0	0
	33 - Deck, Wood			460	0	0

There are no other features for this dwelling

### Other Buildings/Improvements

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

### Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

### Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel

Options	Inquiry	<b>Overview</b>	Unpaid Taxes	Pay Taxes	Tax History	Tax Bill	Disclaimer
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Email:

[Email Overview Rpt](#)

Active Header Year: 21 Assessor: 0561952 SD: 01

Names :

1M MORGAN, DENNIS M & LILLIAN M

Addresses:

Mailing Address  
515 FARM VIEW LN  
KALISPELL MT 59901

Physical Address  
515 FARM VIEW LN  
KALISPELL MT 59901

Legal Descriptions

Record #01 Sec:26 Twp:29 Rng:22  
Description:TR 7E IN SW4SE4  
Acres: 5.03

Value record(s) for year 2021

	Cated	Description	Acres	Value	TaxableVal	Geocode
1 J		21010 TRACT LAND	5.03	158850	2144.00	07407726401450000
1 J		33010 IMPS ON RURA	0.00	334650	4518.00	07407726401450000



# FLATHEAD COUNTY 2021 REAL ESTATE TAX BILL

Adele Krantz, Treasurer  
935 1st Ave W Ste T Kalispell MT 59901  
(406) 758-5680  
[https://flathead.mt.gov/property\\_tax](https://flathead.mt.gov/property_tax)



2

DENNIS M & LILLIAN M MORGAN  
515 FARM VIEW LN  
KALISPELL MT 59901

**ASSESSOR NUMBER: 0561952**  
**TAX BILL NUMBER: 202101998**  
**SCHOOL DISTRICT: 01**  
**BLUE CODE: 07407726401450000**

**Property Location:**

515 FARM VIEW LN  
KALISPELL MT 59901

**Property Description**

26 29 22 TR 7E IN SW4SE4

**Parties with ownership interest as of January 1, 2021**

Owner of Record.....MORGAN, DENNIS M & LILLIAN M

Type of Property	Market Value	Taxable Value
Real Estate	158,850	2,144.00
Improvements	334,650	4,518.00
Totals	493,500	6,662.00

Description	Percentage	Amount
County Functions	28.95%	1116.60
Education	67.36%	2598.11
Other	3.68%	142.17

### SUMMARY OF TAXES, LEVIES & FEES

COUNTY	.063010	419.78	COUNTY LIBRARY	.005660	37.71
SHERIFF	.030000	199.86	CO PERM MED LEVY	.012880	85.81
NOXIOUS WEEDS	.001270	8.46	COUNTYWIDE MOSQUITO	.000910	6.06
911 GENER OBLIG BOND	.001350	8.99	PERM SRS LEVY	.000640	4.26
ROAD	.021690	144.50	COUNTY PLANNING	.001270	8.46
BOARD OF HEALTH	.004990	33.24	FECC SPECIAL DIST	.011820	78.74 *
COUNTY LANDFILL		80.73			
	<b>SUBTOTAL - TAXES FOR COUNTY FUNCTIONS...</b>			<b>.155490</b>	<b>1116.60</b>
STATE - UNIVERSITY	.006000	39.97	GENERAL SCHOOLS	.101010	672.93
STATE - SCHOOL AID	.040000	266.48	FLAT VAL COM COLLEGE	.013230	88.14
FLATHEAD HIGH SCHOOL	.092090	613.50	WEST VALLEY ELEM 01	.132550	883.05
FVCC PERMIS MED LEVY	.005110	34.04			
	<b>SUBTOTAL - TAXES FOR EDUCATION.....</b>			<b>.389990</b>	<b>2598.11</b>
SOIL & WATER CONSERV	.001520	10.13	WEST VALLEY FIRE	.019820	132.04
	<b>SUBTOTAL - OTHER TAXES AND FEES.....</b>			<b>.021340</b>	<b>142.17</b>
Total Mills Levied	0.566820				
	<b>Taxes and Fees . . .</b>	<b>3856.88</b>			

39861 1st Installment due 11/30/2021 = 1928.45  
2nd Installment due 05/31/2022 = 1928.43

\* - indicates newly voted levy

Tax paid receipts will be mailed only if a self-addressed stamped envelope is enclosed.  
To pay or view taxes online, go to [https://flathead.mt.gov/property\\_tax](https://flathead.mt.gov/property_tax).  
A 3% fee will be charged on all credit/debit card payments. There is no fee to pay by e-check.  
Payments made after 5:00 pm or postmarked after the due date must include 2% penalty & monthly interest of 5/6 of 1% (0.008333).  
**Flathead County no longer accepts checks drawn on Canadian Banks**

Keep upper portion for your records.

Return stub with payment. Payment must be hand delivered, paid online, or postmarked by 5:00 pm on:  
Make checks payable to **FLATHEAD COUNTY TREASURER**  
**Please include your tax bill number on your check.**  
Pay by e-check, credit/debit card online at [https://flathead.mt.gov/property\\_tax](https://flathead.mt.gov/property_tax)

**MAY 31, 2022**

**ASSESSOR NUMBER: 0561952**  
**TAX BILL NUMBER: 202101998**  
**SCHOOL DISTRICT: 01**

**DO NOT PAY THIS IF IT IS INCLUDED IN YOUR MORTGAGE PAYMENT**

If your address has changed, please make corrections below.

DENNIS M & LILLIAN M MORGAN  
515 FARM VIEW LN  
KALISPELL MT 59901

**No additional notice will be sent for this installment.**

**Tax Amount Due: 1928.43**

**2<sup>ND</sup> 2021 REAL ESTATE**



Return stub with payment. Payment must be hand delivered, paid online, or postmarked by 5:00 pm on:  
Make checks payable to **FLATHEAD COUNTY TREASURER**  
**Please include your tax bill number on your check.**  
Pay by e-check, credit/debit card online at [https://flathead.mt.gov/property\\_tax](https://flathead.mt.gov/property_tax)

**NOVEMBER 30, 2021**

**ASSESSOR NUMBER: 0561952**  
**TAX BILL NUMBER: 202101998**  
**SCHOOL DISTRICT: 01**

**DO NOT PAY THIS IF IT IS INCLUDED IN YOUR MORTGAGE PAYMENT**

If your address has changed, please make corrections below.

DENNIS M & LILLIAN M MORGAN  
515 FARM VIEW LN  
KALISPELL MT 59901

**Tax Amount Due: 1928.45**

3856.88

**1<sup>ST</sup> 2021 REAL ESTATE**



9228716560

Order No. Citizen's Title  
CT-29291

0

(21)

### WARRANTY DEED

(JOINT TENANCY)

0561952

APPROVED 10-13-92

For Value Received **BARBARA J. BARRON**

the grantor, do hereby grant, bargain, sell and convey unto **DENNIS M. MORGAN AND LILLIAN M. MORGAN** of 1405 West Reserve Drive, Kalispell, MT 59901

the grantees, as joint tenants (and not as tenants in common), and to the survivor of said named joint tenants, and to the heirs and assigns of such survivor, the following described premises, in **FLATHEAD** County, Montana, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, as joint tenants with right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named joint tenants forever. And the said Grantor do hereby covenant to and with the said Grantees, that s/he the owner in fee simple of said premises; that they are free from all incumbrances

and that s/he will warrant and defend the same from all lawful claims whatsoever.

Dated: October 13<sup>th</sup>, 1992.

Barbara J. Barron  
BARBARA J. BARRON

STATE OF MONTANA, COUNTY OF **FLATHEAD**  
On this 13 day of October, 19 92  
before me, a notary public in and for said State, personally  
appeared

Barbara J. Barron  
BARRON  
known to me to be the person whose name is  
subscribed to the within instrument, and acknowledged to me  
that s/he executed the same.

Charles L. Vermon  
Notary Public  
Residing at Kalispell, Montana  
Comm. Expires 3-11-93

STATE OF MONTANA, COUNTY OF  
I hereby certify that this instrument was filed for record at  
the request of \_\_\_\_\_  
at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock m.,  
this \_\_\_\_\_ day of \_\_\_\_\_  
19 \_\_\_\_\_, in my office, and duly recorded in Book  
of Deeds at page \_\_\_\_\_

By \_\_\_\_\_  
Notary Public  
Deputy

Fees  
Mail to:

INSTRUMENT NO.



9228716560

EXHIBIT A

A tract of land located in the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 26, Township 29, Range 22 West, principal meridian, Montana, Flathead County, Montana, and more particularly described as follows:

Commencing at a found 5/8 re-bar with plastic surv-cap marked "HAIGES 2520S". Which re-bar indicates the Northeast corner of Tract B Certificate of Survey No. 5413, records of Flathead County, Montana, and which point is the True Point of Beginning; thence South 60°19'50" East, on and along the East boundary of said Tract B, a distance of 329.85 feet to a point which is the Southeast corner of said Tract B; thence South 89°33'24" West on and along the South boundary of said Tract B, a distance of 664.55 feet to a point which is the Southwest corner of said Tract B; thence North 00°15'44" West, on and along the West boundary of said Tract B, a distance of 330.00 feet to a point which point is the Northwest corner of said Tract B; thence North 89°34'10" East, on and along the North boundary of said Tract B, a distance of 664.16 feet to the True Point of Beginning.

Tract 3, Certificate of Survey No. 7262.

SUBJECT TO Reservations in Patent.

SUBJECT TO A reservation of an easement over the portion of said land and for the purposes stated herein, and incidental purposes, in favor of Tom R. Wiggin recorded August 30, 1979, in Book 676, Page 604, as Doc. No. 13133, and February 27, 1989, as Doc. No. 89-058-11240, records of Flathead County, Montana.

SUBJECT TO Covenants, conditions and restrictions in the Declaration of Restrictions executed by William C. Paullin, Tom R. Wiggin and James R. Erickson recorded August 30, 1979, in book 676, Page 600, as Doc. No. 13132, records of Flathead County, Montana.

SUBJECT TO Covenants, conditions and restrictions in the Deed executed by Vernon R. Johnson and Thelma M. Johnson, husband and wife recorded May 3, 1979, in Book 666, Page 670, as Doc. No. 6238, records of Flathead County, Montana.

SUBJECT TO An Easement as set forth in an instrument in favor of Flathead Electric Cooperative recorded November 16, 1979, in Book 682, Page 418, as Doc. No. 17675, records of Flathead County, Montana.

SUBJECT TO Easement along the Westerly boundary as disclosed by Certificate of Survey No. 5413 and Certificate of Survey No. 7262, which has also been granted to Kenneth Haydon for road purposes in easement recorded February 17, 1981, in Book 710, Page 584, as Doc. No. 2059 and various other property owners, records of Flathead County, Montana.

SUBJECT TO An Easement for underground lines and incidental purposes as set forth in an instrument in favor of Mountain States Power Company recorded March 30, 1951, in Book 317, Page 594, records of Flathead County, Montana.

SUBJECT TO Easement in favor of Ashley Irrigating Company recorded September 16, 1904, in Book 64, Page 601, records of Flathead County, Montana.

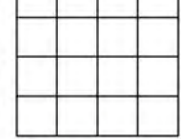
SUBJECT TO Declared County road (West Reserve Drive) along the Southerly boundary of insured premises.

SUBJECT TO The effect of restrictions imposed by the Montana Department of Health and Environmental Sciences, as set forth on Certificate No. 15-79-K2883 dated November 16, 1979, and filed with Certificate of Survey No. 5413, records of Flathead County, Montana.

SUBJECT TO A reservation of an easement over the portion of said land and for the purposes stated herein, and incidental purposes, in favor of William C. Paullin and James R. Erickson recorded February 27, 1989, as Doc. No. 89-058-11250, records of Flathead County, Montana.

RETURN TO:  
Dennis M. Morgan  
1405 W. Reserve Drive  
Kalispell, MT 59901-2416

STATE OF MONTANA, )  
County of Flathead ) = CTE  
Recorded 9 and recorded in the records of Flathead County, State of Montana, this 13th day of OCT 1982  
at 12:20 o'clock PM. Fee \$ 12.20.  
RECEIPTION NO. 9228716560  
RETURN TO \_\_\_\_\_  
*William W. Haverfield*  
*Deputy*

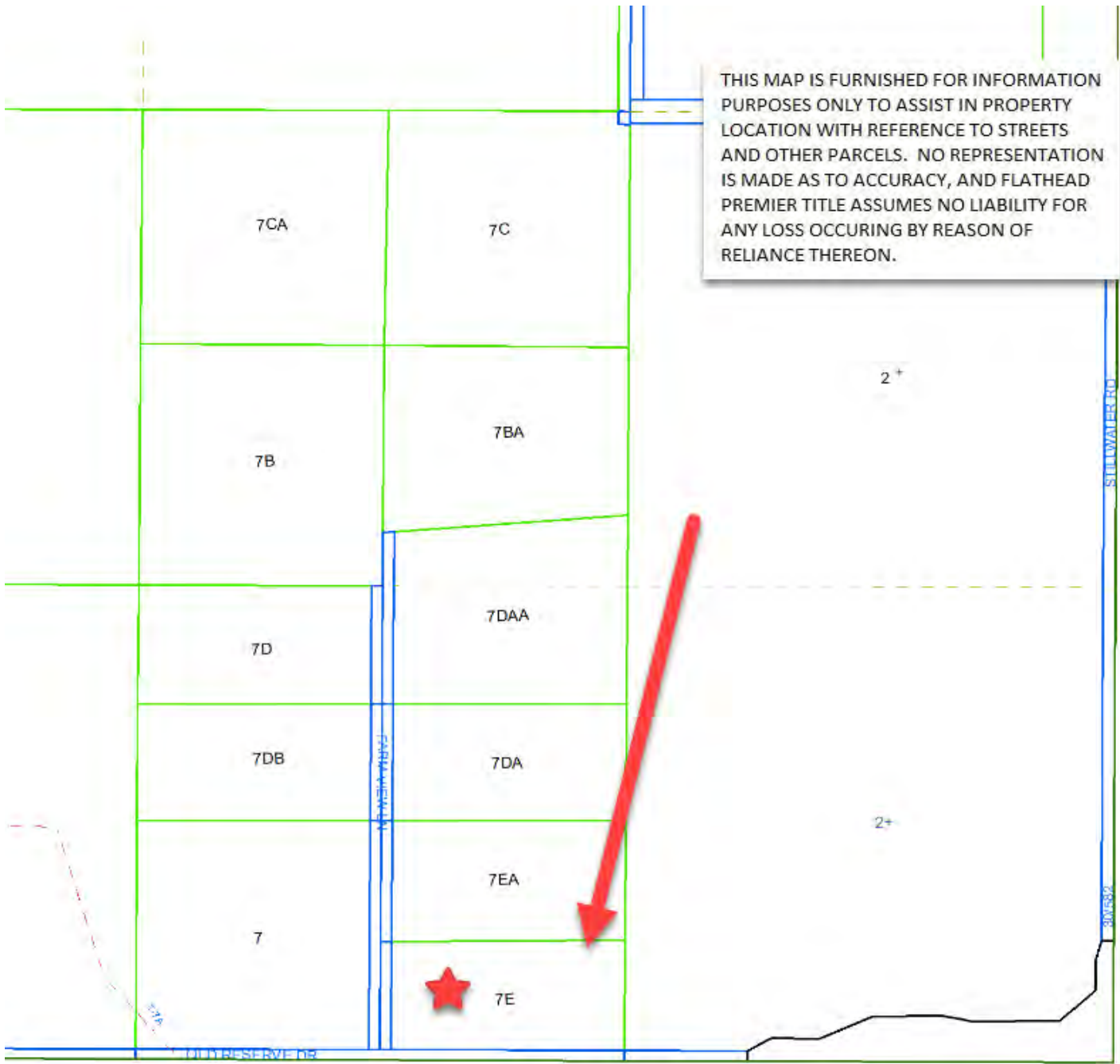


THIS MAP IS PREPARED ONLY FOR THE ADMINISTRATIVE USE OF FLATHEAD COUNTY AND IS NOT NECESSARILY AN ACCURATE REPRESENTATION OF THE LOCATION OR EXISTENCE OF TRACTS OF RECORD, THEIR BOUNDARIES OR EASEMENTS AND ROADWAYS.

- SURVEYS OF RECORD**  
C.S.
- 4871+ 7, 7E OCC SALE
  - 4872+ 7C, 7GA OCC SALE
  - 4873+ 7B OCC SALE
  - 4874+ 7D OCC SALE
  - 5413+ 7E, 7EA PT
  - 5677+ 7DA, 7DAA PT
  - 7262+ 7E, 7EA, 7GA RTMT
  - 7544+ 7D, 7DB OCC SALE
  - 8098+ 3B OVER 20
  - 8215+ 3, OVER 20
  - 8377+ 3A, PT OF ROW RTMT
  - 8711+ 3, 3B B/LA
  - 14348+ 2A, 3B B/LA
  - 16883+ 8 RTMT
  - 19118+ 7BA, 7DAA B/LA
  - 17719+ 2 STILLWATER RD RTMT
  - 18551+ 6DDB RTMT
  - 19322+ 6, 6CA, 6CAA, 6D B/LA
  - 20321+ 7BA, 7DAA B/LA
  - 20580+ OLD RESERVE DR RTMT
  - 21426+ 1, 8B B/LA

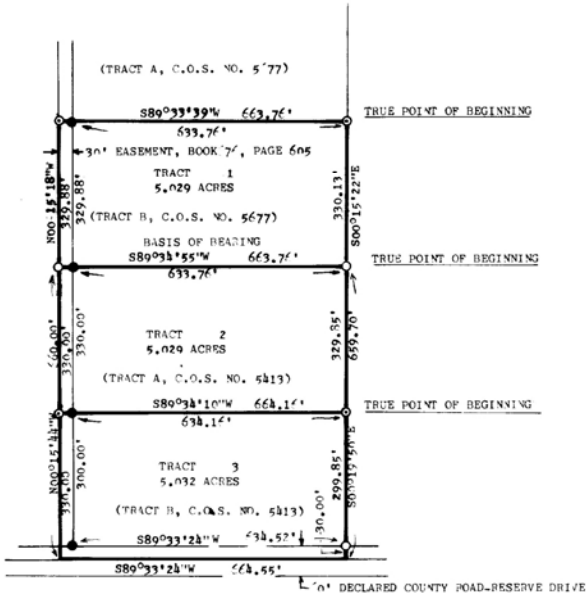
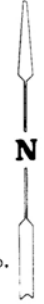
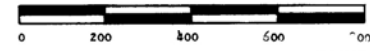


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# CERTIFICATE OF SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, T22N, R22W, PM, M, FLATHEAD COUNTY, MONTANA



### DESCRIPTION - TRACT 2

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 22 WEST, PRINCIPAL MERIDIAN, MONTANA, FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8\"/>

THENCE S00°19'50\"/>

THENCE S85°34'10\"/>

THENCE N00°15'44\"/>

THENCE N60°34'55\"/>

**BASIS OF BEARINGS:** NORTH BOUNDARY OF TRACT A, CERTIFICATE OF SURVEY NO. 5413, RECORDS OF FLATHEAD COUNTY, MONTANA, TAKEN AS N5°34'55\"/>

THIS TRACT CONTAINS 5.029 ACRES.

- FOUND 5/8\"/>
- FOUND 5/8\"/>
- SET 5/8\"/>

### DESCRIPTION - TRACT 3

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 22 WEST, PRINCIPAL MERIDIAN, MONTANA, FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8\"/>

THENCE S00°19'50\"/>

THENCE S85°33'24\"/>

THENCE N00°15'44\"/>

THENCE N60°34'10\"/>

**BASIS OF BEARINGS:** NORTH BOUNDARY OF TRACT A, CERTIFICATE OF SURVEY NO. 5413, RECORDS OF FLATHEAD COUNTY, MONTANA, TAKEN AS N80°34'55\"/>

THIS TRACT CONTAINS 5.032 ACRES.

### DESCRIPTION - TRACT 1

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 22 WEST, PRINCIPAL MERIDIAN, MONTANA, FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8\"/>

THENCE S00°15'22\"/>

THENCE S80°34'45\"/>

THENCE N00°15'18\"/>

THENCE N80°33'30\"/>

**BASIS OF BEARINGS:** NORTH BOUNDARY OF TRACT B, CERTIFICATE OF SURVEY NO. 5413, RECORDS OF FLATHEAD COUNTY, MONTANA, TAKEN AS N20°34'55\"/>

THIS TRACT CONTAINS 5.029 ACRES.

**PURPOSE OF SURVEY:** RETRACEMENT OF TRACT B OF CERTIFICATE OF SURVEY NO. 5413 AND TRACTS A AND B OF CERTIFICATE OF SURVEY NO. 5413, RECORDS OF FLATHEAD COUNTY, MONTANA. ALSO TO SET PINS ON THE EAST BOUNDARY OF AN EASEMENT AS DESCRIBED IN BOOK 176 PAGE 105, RECORDS OF FLATHEAD COUNTY, MONTANA. THIS IS NOT A DIVISION OF LAND.

PREPARED BY  
FLATHEAD LAND CONSULTANTS  
JAMES H. BURTON, R.L.S.  
P.O. BOX 572 HI-WAY 93 NORTH  
BLUE CROSS BUILDING, ROOM 201  
KALISPELL, MONTANA 59901  
257-2202

PREPARED FOR  
MIKE POIER/KITS SMITH  
AUGUST 1983

*James H. Burton*  
James H. Burton  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 54285

APPROVED  
*Walter J. Laidlaw*  
August 12 1983  
Walter J. Laidlaw  
EXAMINING LAND SURVEYOR  
REGISTRATION NO. 4728-S

STATE OF MONTANA )  
COUNTY OF FLATHEAD ) SS

FILED ON THE 12 DAY OF Aug 1983 AT 10:10 O'CLOCK A.M.

*Dee J. Anderson*  
COUNTY CLERK AND RECORDER

By *Kelukah K. Klein*  
DEPUTY

DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
INSTRUMENT REC NO. 83-14654  
CERTIFICATE OF SURVEY NO. 7262

# CERTIFI

LOCATED IN THE SOUTHEAST Q



A TRACT OF SECTION 24 PLATHEAD

COMMENT WHICH OF SUB INDICAT

THE A D. SATI

THE A D. OF

THE DIST. SATI

THE A D.

BASIS 5413, 1

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DESCRIPTION - TRA

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 24, TOWNSHIP 20 NORTH, RANGE 22 WEST, PRI PLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY

COMMENCING AT A POUND 5/8" RE-BAR WITH PLASTIC WHICH RE-BAR INDICATES THE NORTHEAST CORNER OF TRACT B, CERTIFICATE OF SURVEY NO. 5413, RECORD OF PLATHEAD COUNTY, MONTANA, AND WITH DISTANCE

THIS MAP IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY, AND FLATHEAD PREMIER TITLE ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

OF 24 D (EN PL I y, 1 EC HEI F 1 THE

MISC.

CG-4727

BOOK 666 PAGE 670  
NOTICE OF PURCHASER'S INTEREST

AFFIRMED DATE 5-3-79

FLATHEAD COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That VERNON R. JOHNSON and THELMA M. JOHNSON, husband and wife of 985 Stillwater Rd., Kallispell, Montana 59901, herein referred to as "Seller", and TOM R. WIGGIN of 160 Tronstad Road, Kallispell, MT 59901, herein referred to as "Purchaser", have entered into a Contract for Deed whereby Seller has agreed to sell and Purchaser has agreed to purchase, the hereinafter described property.

That the said Contract for Deed is dated the 3 day of May, 1979, and the property which Purchaser is purchasing, subject to the terms of said contract, is situated in Flathead County, Montana, and is described as follows:

The West Half of the Southeast Quarter of Section 26, Township 29 North, Range 32 West, M.P.M., Flathead County, Montana.

EXCEPTING public roads and rights of way.

SUBJECT TO right of way granted to Ashley Lake Irrigating Company as disclosed by instrument recorded in Book 64 at page 601, records of Flathead County, Montana; and

Right of way and easement granted to Mountain States Power Company as disclosed by instrument recorded in Book 317, at page 594, records of Flathead County, Montana.

FURTHER SUBJECT TO the following covenants and conditions:

1. No noxious or offensive activity shall be carried on upon said property nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
2. No portion of said property shall be used or maintained as a dumping ground for rubbish. All trash, garbage or other waste shall be kept in sanitary containers, and equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
3. No unsightly materials shall be allowed to accumulate on the property so as to impair the attractiveness of the property. Any automobile which remains immobile and not in running condition for a period of one year shall be deemed unsightly and constitute a nuisance.
4. No trailer, basement, tent, shack, garage or any structure of a temporary character shall be used at any time on said property as a residence.

TOGETHER WITH APPURTENANCES.

MISC.

BOOK 666 PAGE 671

This notice is an abstract of another document, a full and complete copy of which document will be provided, without cost, by PURCHASERS herein, whose address is hereinabove set forth, upon request.

IN WITNESS WHEREOF, the parties have set their hands this \_\_\_\_\_ day of May, 1979.

Vernon R. Johnson  
 \_\_\_\_\_  
 Vernon R. Johnson

Thelma M. Johnson  
 \_\_\_\_\_  
 Thelma M. Johnson

Tom R. Wiggin  
 \_\_\_\_\_  
 Tom R. Wiggin

STATE OF MONTANA ) ss.  
County of Flathead )

On this 3 day of May, 1979, before me, a Notary Public for the State aforesaid, personally appeared Vernon R. Johnson, Thelma M. Johnson and Tom R. Wiggin known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my the day and year in this certificate above written.

James J. Galtus  
 \_\_\_\_\_  
 Notary Public for the State of Montana  
 Residing at Kalispell, Montana

My Commission expires 1-25-80

Ref: Tom Wiggin 1607 Avenida Rd. Kalispell

STATE OF MONTANA, }  
 County of Flathead }  
 Filed for record at the request of C. Guaranty  
 this 3rd day of May, 1979 at 12:02 o'clock P M and recorded in VOL. 666  
 PAGE 670 Records of Flathead County, State of Montana.  
 Fee \$ 4.00 Pd.

Erin D. Hindman  
Flathead County Clerk and Recorder

RECEPTION NO. 6238

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Deputy

MISC:

BOOK 676 PAGE 600

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

THIS DECLARATION made this 14<sup>th</sup> day of August, 1979, between WILLIAM C. PAULLIN and TOM R. WIGGIN and JAMES R. ERICKSON hereinafter referred to as Declarants, WITNESSETH:

WHEREAS the Declarants are each the owner of a portion of the West half of the Southeast Quarter of Section 26, Township 29 North, Range 22 West, Flathead County, Montana; and

WHEREAS said property is being divided for resale; and

WHEREAS the Declarants desire to place covenants, conditions and restrictions upon said property for the use and benefit of the Declarants as present owners and for the future owners thereof;

NOW THEREFORE, Declarants, being the owners of all of the real property above described, hereby declare that the said real property is, and shall be, held, transferred, sold and conveyed subject to the conditions, restrictions, covenants and reservations hereinafter set forth;

All persons or corporations who now or shall hereafter acquire any interest in and to the above described property shall be held to agree and covenant with the owner of any of the property located in the tracts hereinabove described, or any parcel thereof, and with their heirs, successors and assigns, to conform to and observe the following covenants, restrictions and conditions as to the use thereof, and as to the construction of dwellings and improvements thereon.

PROTECTIVE COVENANTS

The following Protective Covenants are designed to provide a uniform plan for the development of the hereinabove described property, and to preserve, insofar as practical, the natural beauty of said property and to encourage the development of said property for country residential living.

LAND USE: No lot or building plat may be used except for residential purposes only, and no type of building may be erected, altered, placed or permitted to remain except for residential purposes, or garages or livestock barns and shelters.

No dwelling, building or structure may be applied to, used, or occupied, as an apartment or multi-family structure.

No piece, parcel, tract or any part of the herein described property shall be used at any time for any business, trade, manufacture, or any other commercial purpose whatsoever. However, the declarants shall be allowed to carry out what sales activity is necessary to promote the development of said premises.

EXCEPTION: The normal agricultural use of the land shall be permitted and shall not be in violation of these covenants. Agricultural products and crops may be grown, and farm animals such as livestock and fowl may be kept and raised. However, in order to avoid a large number of animals concentrated in a small area, feed lots, poultry and swine farms (swine lbs) are expressly prohibited.

GENERAL PROVISIONS: All houses constructed upon the premises shall be constructed in keeping with the location, terrain and environment of the premises and so as not to be unsightly. No houses shall have metal roofs or metal siding that is shiny, and all outbuildings shall likewise be so constructed.



MISC:

BOOK 676 PAGE 601

No housetrailer, mobile home, or any other prefabricated structure designed to be hauled or moved on wheels, shall be used for residential purposes.

"Factory-built" or "pre-built" homes, designed to be installed or erected upon a permanent foundation, shall be permitted and shall not be classed as a housetrailer or mobile home.

No old, or previously used, buildings, whether intended for use in whole or part as the main residential structure or for use as a garage or other outbuilding, shall be moved, or permitted upon, any of the property herein described.

Each home shall contain not less than 1200 square "living space" feet, exclusive of attached garages, and this provision applies to "factory-built" or "pre-built" homes, as well as all other types of construction.

Each dwelling shall be fully completed externally, including siding and/or masonry, paint and roof, ground rough graded, and building debris removed within one (1) year from the time construction starts on such building and shall not be occupied until such time as the above work is completed, in addition to the installation and completion of all plumbing fixtures and utilities.

No individual sewage disposal system shall be permitted on any building site unless that system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Montana State Board of Health, the Federal Housing Administration and the County Board of Health, or their successors, and unless said sewage disposal system consists of septic tank of proper size and cesspools and drain fields as required by the Montana State Board of Health.

All utility transmission lines shall be underground.

No temporary building, or partly finished building or structure shall be erected or placed upon this property.

Fuel tanks shall be installed underground or within the building, and in compliance with all fire and other regulations.

The parking and storage of personal camping trailers or pickup campers, is permitted.

Barns or other buildings for shelter or care of livestock shall be in keeping with the architecture of the other buildings, kept in good repair and appearance and sanitary, with maintenance of strict fly and pest control measures.

No part of this property shall be used or maintained as a dumping or storage ground for rubbish, trash, garbage, old automobiles or other wastes. Waste shall be removed at least twice each month. All garbage cans shall be tightly covered.

No automobiles, automobile bodies or parts thereof, may be left exposed to public view in an inoperative condition, except during the period the owner is actively engaged in the overhaul or repair (not to exceed four weeks) of any and only one such vehicle at a given time.

No signs, advertising billboards or advertising structures of any kind shall be erected, used or maintained on this property, except for the purpose of advertising for sale or rent the property upon which it is erected.

MISC.

BOOK 676 PAGE 682

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, particularly feet lots, pig or poultry farms and trailer courts.

No person shall be allowed to destroy game animals, birds or other wildlife, except rodents, within the boundaries of the above-described property, or adjoining property owned by the Declarants.

No lot or parcel shall be subdivided to provide parcels of less than five (5) acres in size for any purpose. There shall not be more than one (1) single family dwelling on each parcel. No building shall be located on any parcel nearer than fifty (50) feet to any property line.

**PETS:** No animals or birds of any kind shall be raised, bred, kept or maintained on any lot except as herein provided:

(1) They are not raised, bred, kept or maintained for any commercial purpose;

(2) They shall not exceed three (3) in number on any one lot, and they shall be confined to the immediate residential area in such a manner to insure the safety of wildlife and neighboring livestock, fowl or pets. Specifically, the running of wildlife or domestic livestock by pets shall be considered a nuisance.

**ALL ANIMALS BIRDS & PETS:** All animals, birds and pets maintained on any parcel under the foregoing provisions must further not create or cause a violation of any of the other covenants contained herein, such as an annoyance or nuisance or disturbance to the neighborhood or the residents of any of the other lots, and must be confined to the owners' property in an enclosure which is not unsightly and which has been constructed in conformity to the provisions hereof relating to outbuildings.

**ROAD USERS ASSOCIATION:** The Declarants shall construct all roads required for the development of the premises, except for private roads, across the various parcels to the homesites. After development and construction by Declarants, the maintenance of the roads so constructed shall be the responsibility of the land-owners. If a majority of the owners of said land determine a need for the development of an association for road maintenance purposes, they may form such an association. Each of said owners shall have one vote in such association. If such an association is formed by a majority of the land owners, membership in said association shall be mandatory to all of the land owners. The Declarants shall be considered an owner and entitled to one vote each. The members by majority vote, may determine assessments for the purpose of purchasing equipment required for maintenance and improvement and for other maintenance costs incurred on said road. Any assessment approved by a majority of the members of the association shall be binding upon all members and any assessments levied by the association not paid when due shall become a continuing lien on the property which shall be binding upon the owners of the various parcels, their heirs, personal representatives, successors and assigns.

**TERM AND ENFORCEMENT:** The provisions of this Declaration shall be binding upon the parties for a term of twenty (20) years from the date of this Declaration, after which time the provisions of this Declaration shall be automatically extended for successive periods of ten (10) years, UNLESS an instrument signed by three-fourths of the owners of the property herein described, has been recorded, agreeing to changing this Declaration in whole or in part. EXCEPTING HOWEVER, no changes can be made with respect to the subdivision of property herein provided for unless the consent of 100% of the property owners is obtained.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

MISC.

BOOK 676 PAGE 603

AMENDMENT: This Declaration may be amended by instrument in writing signed by three-fourths of the owners of the property herein described, which has been recorded, agree to such amendment, EXCEPTING HOWEVER, no changes can be made with respect to the subdivision of property herein provided for unless the consent of 100% of the property owners is obtained.

William C. Paullin  
William C. Paullin

Tom R. Wiggins  
Tom R. Wiggins

James R. Erickson  
James R. Erickson

STATE OF MONTANA )  
                          ) ss  
County of Flathead )

On this 24 day of August, 1979, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared William C. Paullin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal, the day and year in this certificate last above written.



John Galtus  
Notary Public for the State of Montana  
Residing at Kalispell, Montana  
My Commission expires 1-25-80

STATE OF MONTANA )  
                          ) ss  
County of Flathead )

On this 24 day of August, 1979, before me, the undersigned a Notary Public for the State aforesaid, personally appeared Tom R. Wiggins, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal, the day and year in this certificate last above written.



John Galtus  
Notary Public for the State of Montana  
Residing at Kalispell, Montana  
My Commission expires 1-25-80

STATE OF MONTANA )  
                          ) ss  
County of Flathead )

On this 24 day of August, 1979, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared James R. Erickson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.



John Galtus  
Notary Public for the State of Montana  
Residing at Kalispell, Montana  
My Commission expires 1-25-80  
Ret. To:  
Tom R. Wiggins  
160 Ironstead P.O.  
Kalispell, Mt.

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STATE OF MONTANA } ss  
County of Flathead }  
Filed for record at the request of C.B.T.C.  
this 30 day of August 1979 at 9:33 o'clock A M and recorded in VOL 676  
PAGE 603 Records of Flathead County, State of Montana. Ernie J. Hindman  
Fee \$ 8.00 Pd. Flathead County Clerk and Recorder  
RECEPTION NO. 13132  
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Janet M. Harris  
Deputy