



**Flathead Premier**  
Title Company

# PROPERTY PROFILE

120 Copper Rd  
Kalispell, MT 59901

**Assessor Number: 89-0708650**  
**Geocode: 07396507301030000**

## What's Included:

<b>Property Characteristics:</b>	<b>X</b>
<b>Tax Bill/Assessor Information:</b>	<b>X</b>
<b>Vesting Deed:</b>	<b>X</b>
<b>Open Deeds of Trust:</b>	<b>X</b>
<b>Property Maps:</b>	<b>X</b>
<b>CCR's:</b>	<b>None</b>



**\*\*The information contained herein is deemed reliable but not guaranteed\*\***

53 4<sup>th</sup> Ave EN  
Kalispell, MT 59901  
406.752.7000

307 Junes Way  
Whitefish, MT 59937  
406.862.7000

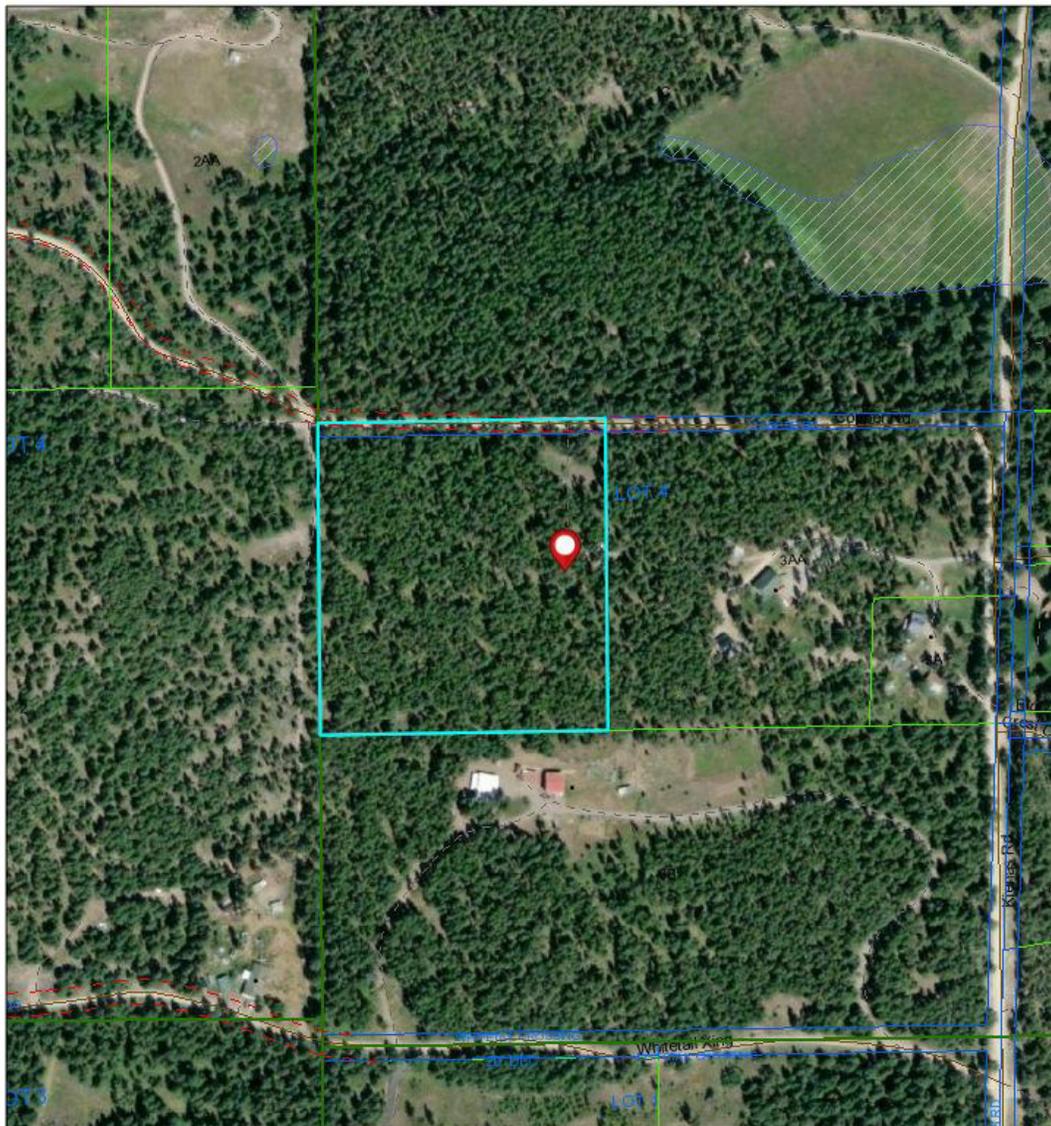
[www.FlatheadPremierTitle.com](http://www.FlatheadPremierTitle.com)



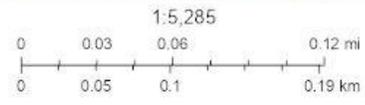
# Parcel Information Report

## Area of Interest (AOI) Information

Jul 15 2021 13:19:22 Mountain Daylight Time



- |            |                   |                      |
|------------|-------------------|----------------------|
| Parcels    | Bbook_Lines       | RAILROAD             |
| Misc       | CondoBdy          | ROW_No_Assrno        |
| Tract Land | Subdivbdy         | HIGHWAY              |
| Condo      | Roads_With_Assrno | ALLEY; ROAD          |
| Lot        | HIGHWAY           | RAILROAD             |
| Imp        | ALLEY; ROAD       | Hydro_Outline_Assrno |



Flathead County, Maxar

## Summary

Name	Count	Area(ft <sup>2</sup> )	Length(ft)
Property Identifiers	1	N/A	N/A
Property Address	1	N/A	N/A
Legislative Districts	1	N/A	N/A
Commissioner District	1	N/A	N/A
100 Year Flood Plain	0	N/A	N/A
500 Year Flood Plain	0	N/A	N/A
County Zoning	0	N/A	N/A
Neighborhood Plan	0	N/A	N/A

## Property Identifiers

#	Tract ID	Assessor Number	Geocode	Area(ft <sup>2</sup> )
1	2822X07-XXX-3	0708650	07396507301030000	N/A

## Property Address

#	Address	City, State, Zip	Count
1	120 COPPER RD	KALISPELL MT 59901	1

## Legislative Districts

#	Precinct	House District	Senate District	Area(ft <sup>2</sup> )
1	89	13	7	N/A

## Commissioner District

#	District Number	District Representative	Area(ft <sup>2</sup> )
1	3	Randy Brodehl	N/A



4/5/2019		4/5/2019	201900006406	Warranty Deed
12/20/2018		1/3/2019	201900000101	Quit Claim Deed
1/12/2012		1/12/2012	201200000807	Quit Claim Deed

## Owners

Party #1

**Default Information:** [MATTHEWS GRAHAM](#)  
[PO BOX 7341](#)

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** [Conversion](#)

**Last Modified:** 8/28/2019 3:27:47 PM

Other Names

Other Addresses

**Name**

**Type**

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2021	81500	0	81500	COST
2020	75100	0	75100	COST
2019	85414	0	85414	COST

## Market Land

Market Land Item #1

**Method:** [Acre](#)

**Type:** [Primary Site](#)

**Width:**

**Depth:**

**Square Feet:** 00

**Acres:** 9

Valuation

**Class Code:** 2101

**Value:** 75100

## Dwellings

### Existing Dwellings

[No dwellings exist for this parcel](#)

## 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
- Overview
- Unpaid Taxes
- Pay Taxes
- Tax History
- Tax Bill
- Disclaimer

Email:

[Email Overview Rpt](#)

Active Header Year: 21 Assessor: 0708650 SD: 89 BCC: 00

Names :

1M MATTHEWS, GRAHAM

Addresses:

Mailing Address

PO BOX 7341  
KALISPELL MT 59903

Physical Address

120 COPPER RD  
KALISPELL MT 59901

Legal Descriptions

Record #01 Sec:07 Twp:28 Rng:22

Description:TR 3 IN L4

Acres: 9.00

COS - 21020-1 BDY ADJ

Value record(s) for year 2020 - Year 2021 not found

	Catcd	Description	Acres	Value	TaxableVal	Geocode
1	AZ	21010 TRACT LAND	9.00	75100	1014.00	07396507301030000



# FLATHEAD COUNTY 2020 REAL ESTATE TAX BILL

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



GRAHAM MATTHEWS  
PO BOX 7341  
KALISPELL MT 59903

**ASSESSOR NUMBER: 0708650**  
**TAX BILL NUMBER: 202060198**  
**SCHOOL DISTRICT: 89**  
**GEO CODE: 07396507301030000**

Parties with ownership interest as of January 1, 2020  
Owner of Record.....MATTHEWS, GRAHAM

**Property Location:**  
120 COPPER RD  
KALISPELL MT 59901  
**Property Description**  
07 28 22 TR 3 IN L4

Type of Property	Market Value	Taxable Value
Real Estate	75,100	1,014.00
No Buildings Assessed	0	0
Totals	75,100	1,014.00

Description	Percentage	Amount
County Functions	24.95%	164.46
Education	63.71%	419.88
Other	11.32%	74.64

## SUMMARY OF TAXES, LEVIES & FEES

COUNTY	.068630	69.60	COUNTY LIBRARY	.006260	6.35
SHERIFF	.038700	39.24	CO PERM MED LEVY	.012760	12.94
NOXIOUS WEEDS	.001280	1.30	COUNTYWIDE MOSQUITO	.000910	0.92
911 GENER OBLIG BOND	.001880	1.91	PERM SRS LEVY	.000700	0.71
ROAD	.023020	23.34	COUNTY PLANNING	.002050	2.08
BOARD OF HEALTH	.005990	6.07			
<b>SUBTOTAL - TAXES FOR COUNTY FUNCTIONS...</b>				<b>.162180</b>	<b>164.46</b>
STATE - UNIVERSITY	.006000	6.08	GENERAL SCHOOLS	.104120	105.58
STATE - SCHOOL AID	.040000	40.56	FLAT VAL COM COLLEGE	.014490	14.69
FLATHEAD HIGH SCHOOL	.096400	97.75	SMITH VALLEY ELEM 89	.147040	149.10
RVCC PERMIS MED LEVY	.006040	6.12			
<b>SUBTOTAL - TAXES FOR EDUCATION.....</b>				<b>.414090</b>	<b>419.88</b>
SOIL & WATER CONSERV	.001680	1.70	SMITH VALLEY FIRE	.015930	16.15
SMITH VLY FIRE BOND	.011532	11.69	STATE FORESTER		45.10
<b>SUBTOTAL - OTHER TAXES AND FEES.....</b>				<b>.029142</b>	<b>74.64</b>
Total Mills Levied	0.605412				

**Total Taxes and Fees . . . 658.98**

42227 **1st Installment due 11/30/2020 = 329.50**  
**2nd Installment due 05/31/2021 = 329.48**

Tax paid receipts will be mailed only if a self-addressed stamped envelope is enclosed.  
To pay or view taxes online, go to [http://flathead.mt.gov/property\\_tax](http://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:

**MAY 31, 2021**

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 [http://flathead.mt.gov/property\\_tax](http://flathead.mt.gov/property_tax)

**ASSESSOR NUMBER: 0708650**  
**TAX BILL NUMBER: 202060198**  
**SCHOOL DISTRICT: 89**

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

If your address has changed, please make corrections below.

GRAHAM MATTHEWS  
PO BOX 7341  
KALISPELL MT 59903

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

**Tax Amount Due: 329.48**

**2<sup>ND</sup> 2020 REAL ESTATE**



Return stub with payment. Payment must be hand delivered, paid online, or postmarked by 5:00 pm on:

**NOVEMBER 30, 2020**

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 [http://flathead.mt.gov/property\\_tax](http://flathead.mt.gov/property_tax)

**ASSESSOR NUMBER: 0708650**  
**TAX BILL NUMBER: 202060198**  
**SCHOOL DISTRICT: 89**

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

If your address has changed, please make corrections below.

GRAHAM MATTHEWS  
PO BOX 7341  
KALISPELL MT 59903

**Tax Amount Due: 329.50**

658.98

**1<sup>ST</sup> 2020 REAL ESTATE**





Debbie Pierson, Flathead County MT by NC

20190006406

Page: 1 of 2

Fees: \$14.00

4/5/2019 4:32 PM

**AND WHEN RECORDED MAIL TO:**

Graham Matthews  
PO Box 7341  
Kalispell, MT 59904

Filed for Record at Request of:  
First American Title Company

Space Above This Line for Recorder's Use Only

Order No.: 722941-CT  
Parcel No.: 0708650

**WARRANTY DEED**

FOR VALUE RECEIVED,

**Jacob Stanley Netherly**

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Graham Matthews**

whose address is: **PO Box 7341, Kalispell, MT 59904**

Hereinafter called the Grantee, the following described premises situated in **Flathead County, Montana**, to-wit:

THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 7, TOWNSHIP 28 NORTH, RANGE 22 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, DESCRIBED AS FOLLOWS, TO WIT:

PARCEL 1 OF CERTIFICATE OF SURVEY ONO. 21020.

SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: April 5<sup>th</sup>, 2019

0708650  
Approved 4/5/2019 CW



0779758 0708650 cw

WHEN RECORDED MAIL TO:  
Three Rivers Bank of Montana  
Three Rivers Bank - Meridian  
Location  
552 North Meridian Rd  
P.O. Box 7250  
Kalispell, MT 59901



Debbie Pierson, Flathead County MT by NC

201900016450  
Page: 1 of 14  
Fees: \$98.00  
8/5/2019 3:17 PM

RECORDATION REQUESTED BY:  
Three Rivers Bank of Montana  
Three Rivers Bank - Meridian  
Location  
552 North Meridian Rd  
P.O. Box 7250  
Kalispell, MT 59901

467 PPT

FOR RECORDER'S USE ONLY

DEED OF TRUST

**MAXIMUM LIEN.** The total principal indebtedness that may be outstanding at any given time which is secured by this Deed of Trust is \$256,000.00.

**THIS DEED OF TRUST** is dated August 5, 2019, among Mountain Diesel LLC, As to Parcel A and Graham Matthews, As to Parcel B ("Grantor"); Three Rivers Bank of Montana, whose address is Three Rivers Bank - Meridian Location, 552 North Meridian Rd, P.O. Box 7250, Kalispell, MT 59901 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Flathead Premier Title Company, LLC, whose address is 211 So Main, Kalispell, MT 59901 (referred to below as "Trustee").

**CONVEYANCE AND GRANT.** For valuable consideration, Grantor conveys to Trustee for the benefit of Lender as Beneficiary all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Flathead County, State of Montana:

**TRACT A**

LOT FIVE (5) OF BELL INDUSTRIAL PARK, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF FLATHEAD COUNTY, MONTANA.

**TRACT B**

PARCEL 1 OF CERTIFICATE OF SURVEY NO. 21020, THAT PORTION OF GOVERNMENT LOT 4 OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 22 WEST, P.M.M, FLATHEAD COUNTY, MONTANA.

The loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulation: When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law. Lender or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Borrower or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Borrower, or defeat any claim of SBA with respect to this loan. Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

The Real Property or its address is commonly known as 4063 Highway 93 S and 120 Copper Rd, Kalispell, MT 59901. The Real Property tax identification number is 29-0779758 and 89-0708650.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

**THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND**

DEED OF TRUST  
(Continued)

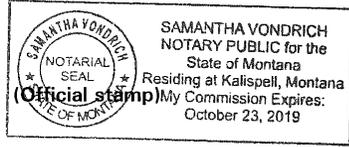
Loan No: 62655613

Page 12

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Montana )  
 ) SS  
COUNTY OF Flathead )

This record was acknowledged before me on August 5<sup>th</sup>, 2019 by Graham Matthews, Member of Mountain Diesel LLC.

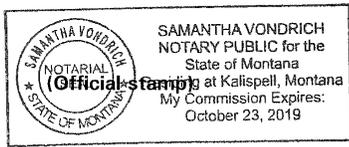


[Signature]  
(Signature of notarial officer)  
Notary  
Title of officer (if not shown in stamp)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Montana )  
 ) SS  
COUNTY OF Flathead )

This record was acknowledged before me on August 5<sup>th</sup>, 2019 by Graham Matthews.



[Signature]  
(Signature of notarial officer)  
Notary  
Title of officer (if not shown in stamp)



201900016450  
Page: 14 of 14  
Fees: \$98.00  
8/5/2019 3:17 PM

WHEN RECORDED MAIL TO:  
Three Rivers Bank of Montana  
Three Rivers Bank - Meridian  
Location  
552 North Meridian Rd  
P.O. Box 7250  
Kalispell, MT 59901

RECORDATION REQUESTED BY:  
Three Rivers Bank of Montana  
Three Rivers Bank - Meridian  
Location  
552 North Meridian Rd  
P.O. Box 7250  
Kalispell, MT 59901

0708650 LB

761FPT

FOR RECORDER'S USE ONLY

**DEED OF TRUST**

**MAXIMUM LIEN.** The total principal indebtedness that may be outstanding at any given time which is secured by this Deed of Trust is \$35,880.00.

**THIS DEED OF TRUST** is dated September 24, 2019, among Graham Matthews, whose address is 170 Shady Dog Trail, Kalispell, MT 59901 ("Grantor"); Three Rivers Bank of Montana, whose address is Three Rivers Bank - Meridian Location, 552 North Meridian Rd, P.O. Box 7250, Kalispell, MT 59901 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Flathead Premier Title Company, LLC, whose address is 211 So. Main, Kalispell, MT 59901 (referred to below as "Trustee").

**CONVEYANCE AND GRANT.** For valuable consideration, Grantor conveys to Trustee for the benefit of Lender as Beneficiary all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Flathead County, State of Montana:

**PARCEL 1 OF CERTIFICATE OF SURVEY NO. 21020, THAT PORTION OF GOVERNMENT LOT 4 OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 22 WEST, P.M.M, FLATHEAD COUNTY, MONTANA.**

The Real Property or its address is commonly known as 120 Copper Rd, Kalispell, MT 59901. The Real Property tax identification number is 89-0708650.

**REVOLVING LINE OF CREDIT.** This Deed of Trust secures the Indebtedness including, without limitation, a revolving line of credit, which obligates Lender to make advances to Borrower so long as Borrower complies with all the terms of the Note.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

**THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:**

**GRANTOR'S REPRESENTATIONS AND WARRANTIES.** Grantor warrants that: (a) this Deed of Trust is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power, right, and authority to enter into this Deed of Trust and to hypothecate the Property; (c) the provisions of this Deed of Trust do not conflict with, or result in a default under any agreement or other instrument binding upon Grantor and do not result in a violation of any law, regulation, court decree or order applicable to Grantor; (d) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

**GRANTOR'S WAIVERS.** Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for

DEED OF TRUST  
(Continued)

Loan No: 962655614

Page 12

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND GRANTOR AGREES TO ITS TERMS.

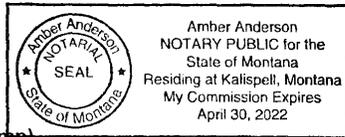
GRANTOR:

X *Graham Matthews*  
Graham Matthews

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Montana )  
 ) SS  
COUNTY OF Flathead )

This record was acknowledged before me on September 24, 2019 by Graham Matthews.



(Official stamp)

*Amber Anderson*  
(Signature of notarial officer)  
Loan Assistant  
Title of officer (if not shown in stamp)

REQUEST FOR FULL RECONVEYANCE

(To be used only when obligations have been paid in full)

To: \_\_\_\_\_, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by this Deed of Trust have been fully paid and satisfied. You are hereby directed, upon payment to you of any sums owing to you under the terms of this Deed of Trust or pursuant to any applicable statute, to cancel the Note secured by this Deed of Trust (which is delivered to you together with this Deed of Trust), and to reconvey, without warranty, to the parties designated by the terms of this Deed of Trust, the estate now held by you under this Deed of Trust. Please mail the reconveyance and Related Documents to:

Date: \_\_\_\_\_ Beneficiary: \_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_



