



LISTING PACKAGE

2665 Farm to Market Road
Kalispell, MT 59901

Assessor Number: 0886275
Geocode: 07407728202150000

What's Included:

Property Report Card	X
Tax Bill/Assessor Information	X
Vesting Deed	X
Open Deeds of Trust	N/A
Tract Map	X
Survey/Subdivision Map	X
CCR's	X



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Property Record Card

Summary

Primary Information	
Property Category: RP	Subcategory: Residential Property
Geocode: 07-4077-28-2-02-15-0000	Assessment Code: 0000886275
Primary Owner: VAN ALSTYNE TODD W & KATHERINE G	PropertyAddress: 2665 FARM TO MARKET RD KALISPELL, MT 59901
2665 FARM TO MARKET RD KALISPELL, MT 59901-7188	COS Parcel: 1
<i>NOTE: See the Owner tab for all owner information</i>	
Certificate of Survey: 18910	
Subdivision:	
Legal Description: S28, T29 N, R22 W, ACRES 12.97, COS 18910-1, TR 1AAA IN SW4SW4(21-29-22), TR 4AA IN NW4NW4 (SELL TOGTHR) ASSR #0000886275	
Last Modified: 10/10/2023 7:47:45 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			
Land Type	Acres	Value	
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	
Total Ag Land	0.000	00.00	
Total Forest Land	0.000	00.00	
Total Market Land	12.970	293,171.00	

Deed Information:					
Deed Date	Book	Page	Recorded Date	Document Number	Document Type
12/24/2014			12/30/2014	201400026248	Warranty Deed

2/4/2011		2/4/2011	201100002834	Warranty Deed
3/8/2010		3/8/2010	201000005337	Grant
6/23/2009		6/23/2009	200900017944	Quit Claim Deed

Owners

Party #1

Default Information: VAN ALSTYNE TODD W & KATHERINE G
2665 FARM TO MARKET RD

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Fee Simple

Last Modified: 4/9/2015 1:51:22 PM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	293171	550129	843300	MKT
2022	161550	398050	559600	MKT

Market Land

Market Land Item #1

Method: Acre **Type:** Primary Site

Width: **Depth:**

Square Feet: 00 **Acres:** 12.97

Valuation

Class Code: 2101

Value: 293171

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	08 - Conventional	1999

Dwelling Information

Residential Type: SFR **Style:** 08 - Conventional
Year Built: 1999 **Roof Material:** 10 - Asphalt Shingle
Effective Year: 2010 **Roof Type:** 3 - Gable
Story Height: 1.0 **Attic Type:** 4
Grade: 6 **Exterior Walls:** 1 - Frame
Class Code: 3301 **Exterior Wall Finish:** 3 - Masonite
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: 1 - Crawl **Quality:**

Heating/Cooling Information

Type: Central/AC **System Type:** 9 - Hot/Cool Air

Fuel Type: 3 - Gas **Heated Area:** 0

Living Accomodations

Bedrooms: 3 **Full Baths:** 2 **Addl Fixtures:** 6
Family Rooms: 0 **Half Baths:** 1

Additional Information

Fireplaces: **Stacks:** 0 **Stories:**
Garage Capacity: 0 **Openings:** 0 **Prefab/Stove:** 2
% Complete: 0 **Cost & Design:** 0 **Flat Add:** 0
Description: **Description:**

Dwelling Amenities

View: **Access:**

Area Used In Cost

Basement: 0 **Additional Floors:** 0 **Attic:** 422
First Floor: 2588 **Half Story:** 0 **Unfinished Area:** 0
Second Floor: 0 **SFLA:** 3010

Depreciation Information

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

Depreciation Calculation

Age: 12 **Pct Good:** 0.9 **RCNLD:** 542280

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	33 - Deck, Wood			361	0	5873
	11 - Porch, Frame, Open			175	0	9543

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential **Description:** RRG3 - Garage, frame, detached, unfinished
Quantity: 1 **Year Built:** 2006 **Grade:** 5
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 24 **Length:** 24 **Size/Area:** 576
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #2

Type: Residential **Description:** RPA1 - Asphalt
Quantity: 1 **Year Built:** 2006 **Grade:** A
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: **Length:** **Size/Area:** 3000
Height: **Bushels:** **Circumference:**

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

Email:

Email Overview Rpt

Active Header Year: 23 Assessor: 0886275 SD: 01

Names :

1M VAN ALSTYNE, TODD W & KATHERINE G

Addresses:

Mailing Address

2665 FARM TO MARKET
KALISPELL MT 59901

Physical Address

2665 FARM TO MARKET RD
KALISPELL MT 59901

Legal Descriptions

Record #01 Sec:21 Twp:29 Rng:22

Description:TR 1AAA IN SW4SW4 (SELL W/TR 4AA IN S28)

COS - 18910-1 BDY ADJ

Record #02 Sec:28 Twp:29 Rng:22

Description:TR 4AA IN NW4NW4 (SELL W/TR 1AAA IN S21)

COS - 18910-1 BDY ADJ

Value record(s) for year 2023

	Catcd	Description	Acres	Value	TaxableVal	Geocode
1 J	21010	TRACT LAND	12.97	293171	3958.00	07407728202150000
1 J	33010	IMPS ON RURA	0.00	550129	7427.00	07407728202150000



Flathead County Treasurer
 Adele Krantz
 290 A North Main
 Kalispell, MT 59901

**2023 REAL ESTATE
 STATEMENT OF TAXES PAYABLE
 TOTAL 2023 TAXES DUE: \$4,876.43**

ASSESSOR#: 0886275 STATEMENT#: 202347876
 Property Location: 2665 FARM TO MARKET RD
 Legal Description: (1) 07-4077-28-2-02-15-0000
 Sec:21 Twn:29 Rng:22
 TR 1AAA IN SW4SW4 (SELL W/TR 4AA IN S28)
 (2)
 Sec:28 Twn:29 Rng:22
 TR 4AA IN NW4NW4 (SELL W/TR 1AAA IN S21)

VAN ALSTYNE, TODD W & KATHERINE G
 2665 FARM TO MARKET
 KALISPELL MT 59901

Valuation Type	Market Value	Taxable Value
Real Estate	293,171	3,958
Improvements	550,129	7,427
Personal Property	0	0
TOTAL	843,300	11,385

Billing date: 09/29/2023

CONSOLIDATED TAX DETAIL

Levy Description	Amount	Levy Description	Amount	Levy Description	Amount
COUNTY		Total COUNTY	1,176.52	EQUALIZATION MILLAGE	374.56
911 GENER OBLIG BOND	10.36	OTHER		HIGH SCH GEN MAINT	204.94
AIRPORT	22.78	WEST VALLEY FIRE	188.76	UNIVERSITY MILLAGE	68.32
AREA AGENCY ON AGING	5.12	SCHOOL		Total STATE	955.22
BOARD OF HEALTH	40.98	COMMUNITY COL. RET.	31.20	Total General Taxes	4,699.84
BRIDGE	26.76	ELEM RETIREMENT	216.08		
CO PERM MED LEVY	89.14	FHS ADULT EDUCATION	16.40		
COMP INSURANCE	43.26	FHS BUILDING RESERVE	9.80		
COUNTY LIBRARY	47.70	FHS BUS RESERVE	9.56		
COUNTY PARKS	13.10	FHS DEBT SERVICE	229.74		
COUNTY PLANNING	11.38	FHS FLEX	2.04		
COUNTY POOR FUND	1.48	FHS GENERAL	295.66		
COUNTY RETIREMENT	88.80	FHS TRANSPORTATION	94.96		
COUNTYWIDE MOSQUITO	4.56	FHS TUITION	20.16		
DISTRICT COURT	10.24	FVCC ADULT EDUCATION	11.38		
EMS	7.62	FVCC DEBT SERVICE	21.74		
EXTENSION	3.08	FVCC GENERAL	76.16		
FAIR	6.50	FVCC PERMIS MED LEVY	36.10		
GENERAL	219.04	HIGH SCH RETIREMENT	100.18		
GROUP INSURANCE	1.14	SD 01 - GENERAL	504.02		
JUVENILE DETENTION	1.70	SD 01 BLDG RESERVE	24.02		
NOXIOUS WEEDS	11.38	SD 01 BUS DEPRECIATI	3.18		
PERM SRS LEVY	5.24	SD 01 DEBT SERVICE	267.54		
PORT AUTHORITY	12.64	SD 01 TRANSPORTATION	301.82		
PUBLIC TRANSIT	7.86	SD 01 TUITION	89.04		
ROAD	177.26	TRANSPORTATION	18.56		
SEARCH & RESCUE	11.38	Total SCHOOL	2,379.34		
SHERIFF	273.24	STATE			
SPECIAL EMS PROGRAM	22.78	ELEM GENERAL MAINT	307.40		

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
SOIL & WATER CONSERV	085	6.09	6.09
FCSW Fee - Residential	504	40.37	40.36
FECC SPECIAL DIST	C34	41.84	41.84
TOTAL SPECIAL ASSESSMENTS		88.30	88.29

This property may qualify for: Montana Disabled Veteran Property Tax Relief, Property Tax Assistance Program, Land Value Assistance Program and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)758-5700 for further information.

General Taxes	District	Mill Levy	1st Half	2nd Half
01 / West Valley Fire	0B84-J	412.8100	2,349.92	2,349.92
TOTAL TAXES DUE CURRENT YEAR:			\$4,876.43	

2ND HALF PAYMENT

2023 Flathead County Real Estate Tax Statement
 RETURN THIS STUB WITH YOUR PAYMENT

2ND HALF PAYMENT

ASSESSOR#: 0886275 STATEMENT#: 202347876
 DUE BY 5:00 P.M. ON OR BEFORE: **05/31/2024**



SECOND HALF AMOUNT DUE: **\$2,438.21**

VAN ALSTYNE, TODD W & KATHERINE G
 2665 FARM TO MARKET
 KALISPELL MT 59901

1ST HALF/FULL YEAR PAYMENT

2023 Flathead County Real Estate Tax Statement
 RETURN THIS STUB WITH YOUR PAYMENT

1ST HALF/FULL YEAR PAYMENT

ASSESSOR#: 0886275 STATEMENT#: 202347876
 DUE BY 5:00 P.M. ON OR BEFORE: **11/30/2023**
 TOTAL TAXES DUE FOR YEAR: **\$4,876.43**
 FIRST HALF AMOUNT DUE: **\$2,438.22**



VAN ALSTYNE, TODD W & KATHERINE G
 2665 FARM TO MARKET
 KALISPELL MT 59901



WHEN RECORDED RETURN TO:

Todd W. Van Alstyne and Katherine G. Van Alstyne
~~23778 Coyote Flats Road~~ 2665 Farm to Market Rd.
~~Rapid City, SD 57702~~ Kalispell, MT 59901

CG- 61566

ID 01-0886275

5

WARRANTY DEED

FOR VALUE RECEIVED, Nancy L. Cunningham, of 2665 Farm to Market Road, Kalispell, MT 59901, GRANTOR, do hereby grant, bargain, sell and convey unto:

Todd W. Van Alstyne and Katherine G. Van Alstyne
23778 Coyote Flats Road, Rapid City, SD 57702

GRANTEES, AS JOINT TENANTS AND TO THE SURVIVOR OF SAID NAMED JOINT TENANTS (and not as tenants in common) and to the heirs and assigns of such survivor forever, the following described premises in Flathead County, State of Montana:

Parcel 1 of Certificate of Survey No. 18910, located and being in the Southwest Quarter of the Southwest Quarter of Section 21, Township 29 North, Range 22 West and in the Northwest Quarter of the Northwest Quarter of Section 28, Township 29 North, Range 22 West,, P.M.M., Flathead County, Montana.

TO HAVE AND TO HOLD the said premises, with its appurtenances and easements apparent or of record, 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.

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;
- E. Building, use, zoning, sanitary, and environmental restrictions;

GRANTOR covenants with GRANTEES that GRANTOR is now seized in fee simple absolute of said premises; that GRANTOR has full power to convey same; that the same is free from all encumbrances excepting those set forth above; that GRANTEES shall enjoy the same without any lawful disturbance; that GRANTOR will, on demand, execute and deliver to GRANTEE, at the expense of GRANTOR, any further assurance of the same that may be reasonably required; and, with the exceptions set forth above, that GRANTOR warrants to GRANTEE and will defend for their all the said premises against every person lawfully claiming all or any interest in same.

Dated this 24 day of Dec, 2014

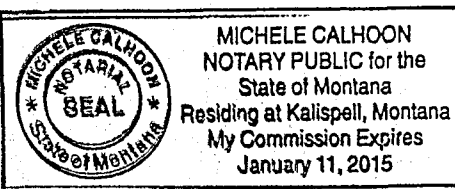
Nancy L. Cunningham

State of Montana
County of Flathead

On this 24 day of December 2014 before me, the undersigned, a Notary Public for the State of Montana, personally appeared Nancy L. Cunningham and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Printed Name: ~~Darla Brown~~ Michele Calhoon
Notary Public in and for the State of Montana
Notary Resides: _____
My commission expires: _____

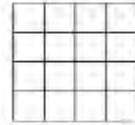


APPROVED 12/30/14 JF 0886275

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21 29 22

SCALE 1" = 400'



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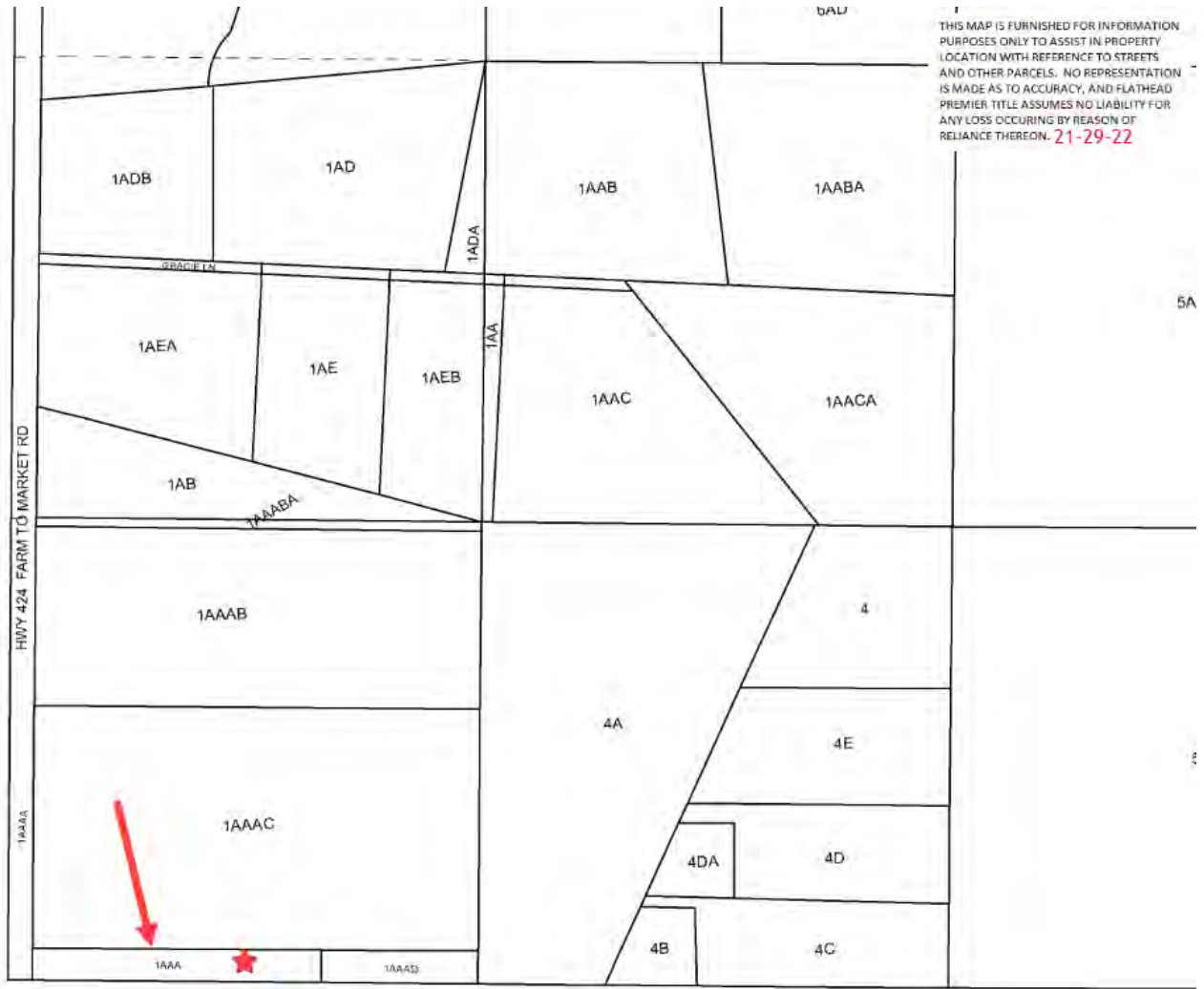
- SECTION 21 29 22
- 1. 1887-1888
 - 2. 1889-1890
 - 3. 1891-1892
 - 4. 1893-1894
 - 5. 1895-1896
 - 6. 1897-1898
 - 7. 1899-1900
 - 8. 1901-1902
 - 9. 1903-1904
 - 10. 1905-1906
 - 11. 1907-1908
 - 12. 1909-1910
 - 13. 1911-1912
 - 14. 1913-1914
 - 15. 1915-1916
 - 16. 1917-1918
 - 17. 1919-1920
 - 18. 1921-1922
 - 19. 1923-1924
 - 20. 1925-1926
 - 21. 1927-1928
 - 22. 1929-1930
 - 23. 1931-1932
 - 24. 1933-1934
 - 25. 1935-1936
 - 26. 1937-1938
 - 27. 1939-1940
 - 28. 1941-1942
 - 29. 1943-1944
 - 30. 1945-1946
 - 31. 1947-1948
 - 32. 1949-1950
 - 33. 1951-1952
 - 34. 1953-1954
 - 35. 1955-1956
 - 36. 1957-1958
 - 37. 1959-1960
 - 38. 1961-1962
 - 39. 1963-1964
 - 40. 1965-1966
 - 41. 1967-1968
 - 42. 1969-1970
 - 43. 1971-1972
 - 44. 1973-1974
 - 45. 1975-1976
 - 46. 1977-1978
 - 47. 1979-1980
 - 48. 1981-1982
 - 49. 1983-1984
 - 50. 1985-1986
 - 51. 1987-1988
 - 52. 1989-1990
 - 53. 1991-1992
 - 54. 1993-1994
 - 55. 1995-1996
 - 56. 1997-1998
 - 57. 1999-2000
 - 58. 2001-2002
 - 59. 2003-2004
 - 60. 2005-2006
 - 61. 2007-2008
 - 62. 2009-2010
 - 63. 2011-2012
 - 64. 2013-2014
 - 65. 2015-2016
 - 66. 2017-2018
 - 67. 2019-2020
 - 68. 2021-2022



06/04/21

1. 1AF, 8LA
1. 8AC, 8AD FT.

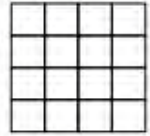
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28 29 22

SCALE 1" = 400'

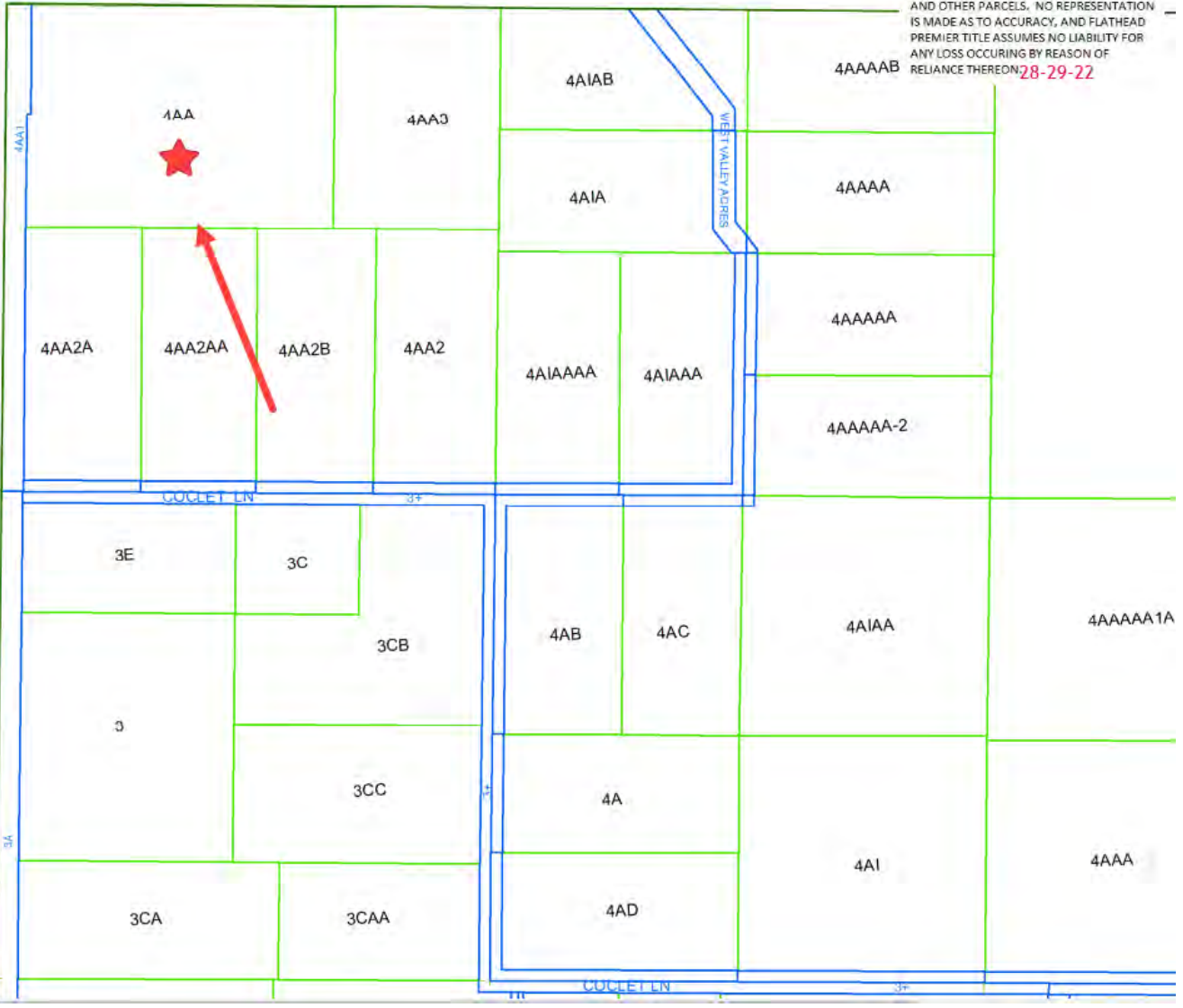


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09/29/23

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SALES
FEET
MILES

Certificate of Survey

Southwest 1/4 of Section 21 and the Northwest 1/4 of Section 28
Township 29 North, Range 22 West, Principal Meridian, Flathead County, Montana

Commissioned by: Edward M. Myers III
Date of Survey: February 2011
Purpose: Re-division of common boundary

21
28

LEGAL DESCRIPTIONS

Parcel 1

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 21 and the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 29 North, Range 22 West, Principal Meridian, Flathead County, Montana described as follows:

BEGINNING at a point that bears North 37°52'18" East 110.81 feet from the section corner common to Sections 20, 21, 28 and 29 of Township 29 North, Range 22 West, said point being on the westerly boundary of Montana Highway No. 424 also known as Farm to Market Road and said point being the southwest corner of Parcel B of Certificate of Survey No. 1922; thence along the southerly boundary of said Parcel B, North 89°48'33" East 809.41 feet; thence South 00°07'41" East 694.12 feet to the northerly boundary of Parcel 4 of Certificate of Survey No. 4428; thence along the northerly boundary of said Parcel A and along the northerly boundaries of Parcel A and Parcel B of Certificate of Survey No. 4500, South 89°49'09" West 819.82 feet to said northerly boundary of said Montana Highway No. 424; thence along said westerly boundary the following line courses: North 00°01'40" West 307.26 feet, North 89°48'33" East 10.00 feet, and North 00°01'56" West 386.73 feet to the Point of Beginning containing 12.970 acres of land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Parcel 2

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 21 and the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 29 North, Range 22 West, Principal Meridian, Flathead County, Montana described as follows:

Commencing at a point that bears North 37°52'18" East 110.81 feet from the section corner common to Sections 20, 21, 28 and 29 of Township 29 North, Range 22 West, said point being on the westerly boundary of Montana Highway No. 424 also known as Farm to Market Road and said point being the southwest corner of Parcel B of Certificate of Survey No. 1922; thence along the southerly boundary of said Parcel B, North 89°48'33" East 809.41 feet to the POINT OF BEGINNING of the parcel being described; thence continuing along said southerly boundary of said Parcel B, North 89°48'33" East 446.55 feet to the southeast corner thereof; thence along the westerly boundary of Parcel 5 of Certificate of Survey No. 1922 and along the westerly boundaries of Parcel A and Parcel B of Certificate of Survey No. 4597, South 00°07'20" West 884.20 feet to the northwest corner of Parcel 2 of Certificate of Survey No. 4428; thence along the northerly boundary of said Parcel B and along the northerly boundary of Parcel A, of said Certificate of Survey No. 4428, South 89°49'09" West 439.75 feet; thence North 00°07'41" West 694.12 feet to the Point of Beginning containing 7.018 acres of land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Portion A

(To be added to and become a part of Parcel B of Certificate of Survey No. 3787)
That portion of the Southwest 1/4 of the Southwest 1/4 of Section 21 and the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 29 North, Range 22 West, Principal Meridian, Flathead County, Montana described as follows:

Commencing at a point that bears North 37°52'18" East 110.81 feet from the section corner common to Sections 20, 21, 28 and 29 of Township 29 North, Range 22 West, said point being on the westerly boundary of Montana Highway No. 424 also known as Farm to Market Road and said point being the southwest corner of Parcel B of Certificate of Survey No. 1922; thence along the southerly boundary of said Parcel B, North 89°48'33" East 809.41 feet to the POINT OF BEGINNING of the parcel being described; thence continuing along said southerly boundary of said Parcel B, North 89°48'33" East 125.51 feet; thence South 00°07'41" East 694.14 feet to the northeast corner of Parcel A of Certificate of Survey No. 4428; thence along the northerly boundary of said Parcel A, South 89°49'09" West 125.51 feet; thence North 00°07'41" West 694.12 feet to the Point of Beginning containing 2.000 acres of land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

CERTIFICATE OF PROFESSIONAL LAND SURVEYOR

I hereby certify that I am a Licensed Professional Land Surveyor in the State of Montana, that the survey shown on this Certificate of Survey has been prepared in accordance with Montana Code Annotated Title 76 Chapter 2 and the Montana Department of Labor and Industry Rules for the Montana Subdivision and Mapping Act, Uniform Standards for Survey Measurements, Certificates of Survey and Final Subdivision Plans.

Witness my hand and seal this 2nd day of MARCH, 2010.
Jana L. Eby
Montana License No. 8694ES

NOTE: Surveyor has made an investigation or independent search for encumbrances, easements, restrictions, covenants, conditions, or any other facts that an abstract and current title search may disclose.

OWNER CERTIFICATION

We certify that the purpose of this survey is to re-divide common boundaries between adjoining properties, and that no additional parcels are being created. Therefore, this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(a), M.C.A.

We further certify that Parcel 1 and Parcel 2 are exempt from subdivision review by the Department of Environmental Quality pursuant to ARM 17.36.003 (2) (b) as a parcel that has no existing facilities for water supply, wastewater disposal, or solid waste disposed other than those that were previously approved by the reviewing authority under Title 76 Chapter 4 Part 1 M.C.A. or that were exempt from such review because no new facilities will be constructed on the parcel and the division of land will not cause approved facilities to violate any conditions of approval, and will not cause exempt facilities to violate any condition of exemption.

Dated: 2/26/2010
Dated: 3/16/2010
Dated: 3-20-2010
Dated: 3-20-2010

Edward M. Myers III
Brenda S. Stevens
Brenda S. Myers
Jana L. Eby
Kevin L. Iverson
Thilo L. Stevens

State of Montana } 50
County of Flathead }

On this 2nd day of MARCH, 2010 before me, the undersigned a Notary Public for the State of Montana, personally appeared the abovesigned, 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 official seal this 2nd day of March, 2010.

Jana L. Eby
Notary Public for the State of Montana
Residing at Helena, Montana
My commission expires May 25, 2011

Approved: 3/20/2010
Examining Land Surveyor
License No. 57528

State of Montana } 55
County of Flathead }

Filed on the 2nd day of April, 2010 A.D. at 10:27 a.m. in
Santa Robinson
County Clerk and Recorder
Instrument Rec. No. 201000007630

Page 2 of 2
Certificate of Survey No. 18910



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CS# 18910
201000007630 Fee: \$6,000.00
By: JCE
Date: 4/2/2010 Time: 12:27 PM
Flathead County, Flathead County Recorder

File in Section 189

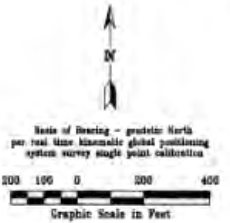
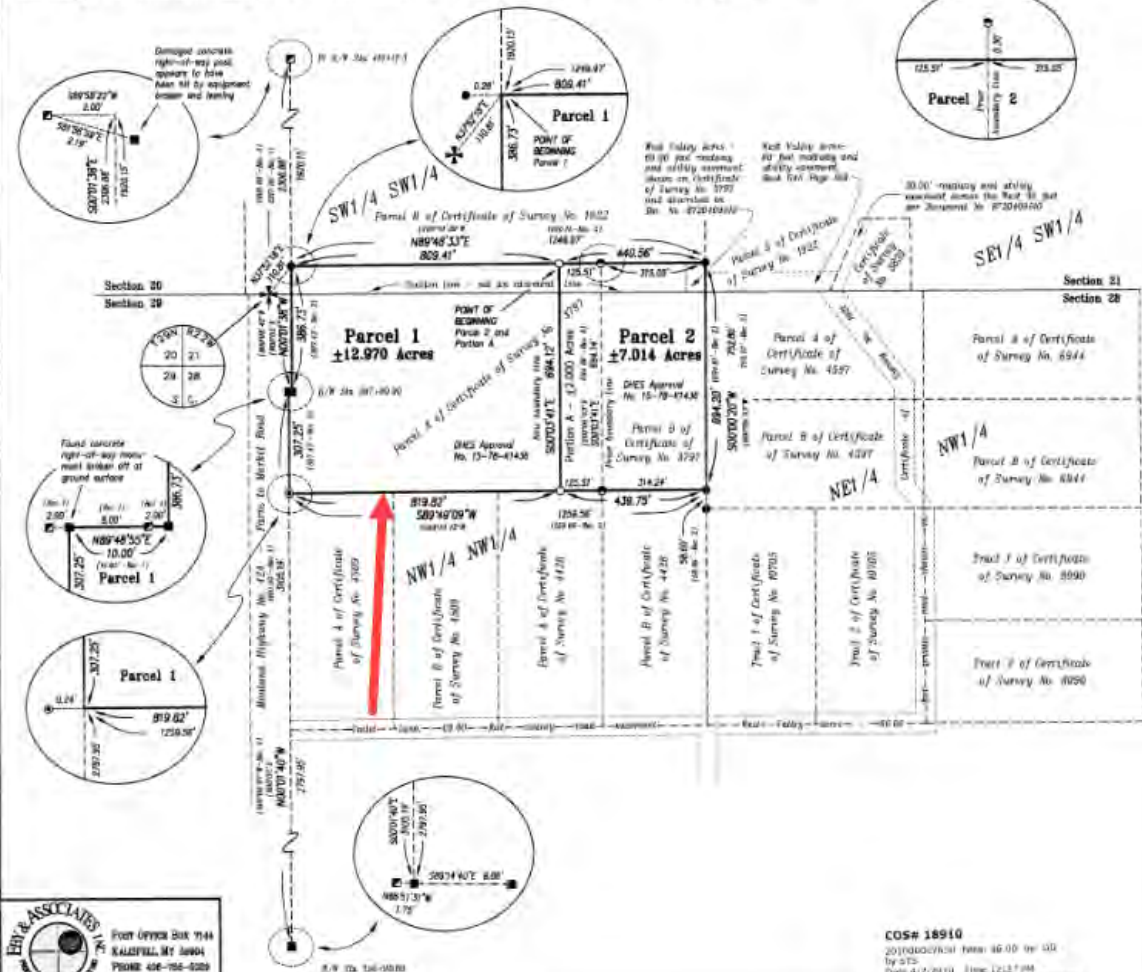
42 APP1 + 4AP3 - 0826004 12 APP + 4AP - 0821275

Certificate of Survey

Southwest 1/4 of Section 21 and the Northwest 1/4 of Section 28
Township 29 North, Range 22 West, Principal Meridian, Flathead County, Montana

Commissioned by: Edward M. Myers III
Date of Survey: February 2010
Purpose: Relocation of common boundary

21
28



- LEGEND**
- ✦ Section corner
 - ⊕ Found 3" diameter steel pipe with 1/2" diameter brass cap set into 8" hole pavement, marked as above.
 - Found 1" outside diameter iron pipe.
 - ⊙ Found 1" outside diameter iron pipe with brass disk cemented to top marked "S. 2067".
 - ⊙ Found 1" diameter rebar with 1/2" diameter brass plate above cap marked "MARGUARDT 28962".
 - ⊙ Found "x" concrete right-of-way post (measured to top back corner of post).
 - ⊙ Found 3" diameter smooth steel rod (highway right-of-way reference monument).
 - Set 1" diameter rebar, 24" long with 1/2" diameter stainless cap marked "229 & 433024123" and "L.S. 89143".
 - no. 1 Record measurement per State of Montana, State Highway Commission, Plan and Profile of Proposed Federal Aid Secondary Project No. 5-15(7), Pages 11 and 12 of 100.
 - no. 2 Record measurement per Certificate of Survey No. 1922.
 - no. 3 Record measurement per Certificate of Survey No. 3797.

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.

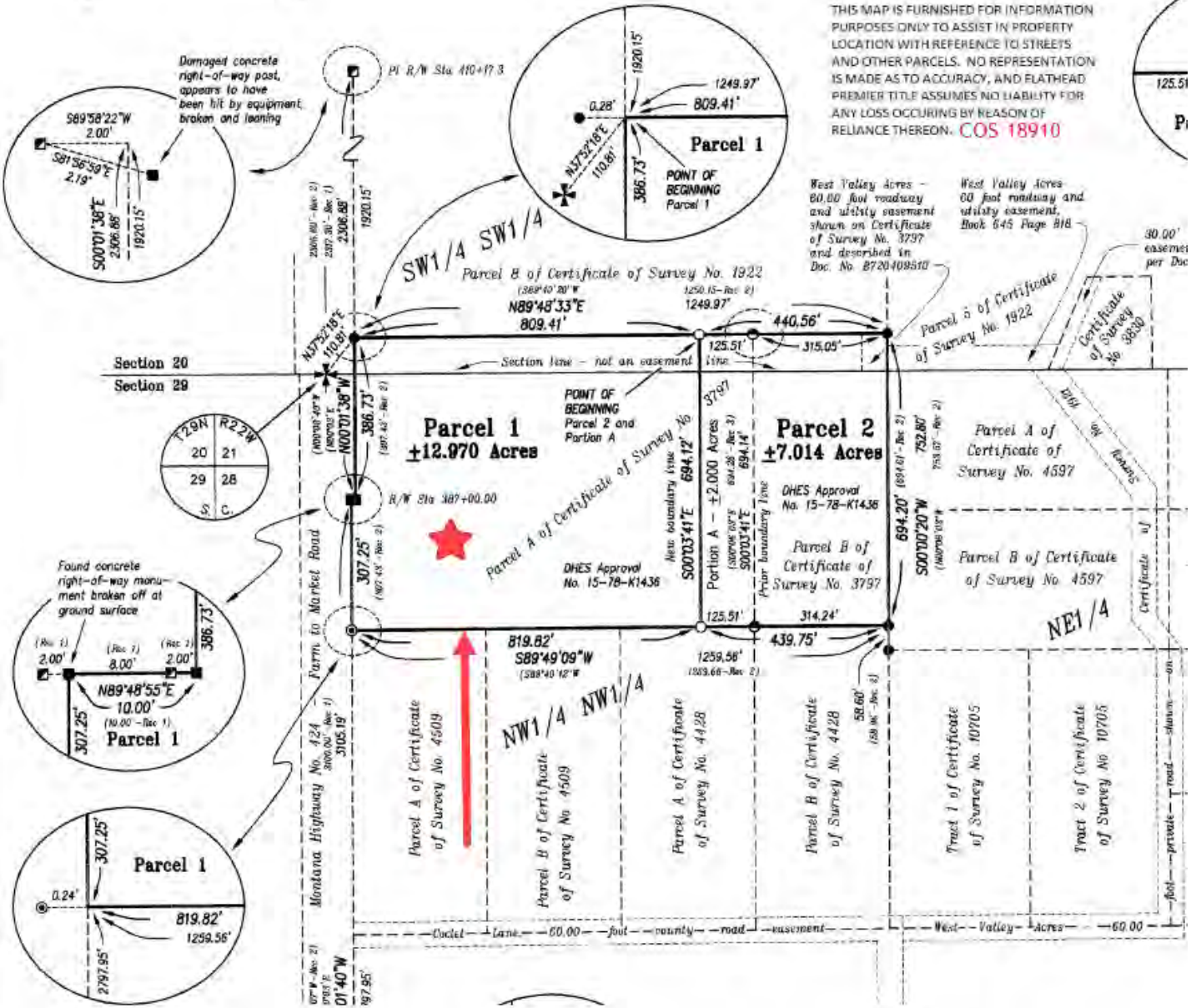
EBI & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 2014
 MISSOULA, MT 59704
 PHONE 406-755-0200

COS# 18910
 201002020101 Area: 66.00 sq. ft.
 by SCS
 Date: 4/2/2010 Time: 12:17 PM
 Project: Subdiv. 11476601 County: Missoula

Page 1 of 2
 Certificate of Survey No. 18910

File in Section 28

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. **COS 18910**



West Valley Acres - 60.00 foot roadway and utility easement shown on Certificate of Survey No. 3797 and described in Doc. No. 8720408510

West Valley Acres - 60 foot roadway and utility easement, Book 645 Page 818

125.51

P

30.00' easement per Doc

