



**44 4th Street West/P.O. Box 188, Kalispell, MT 59901  
Phone (406)755-5028, Fax (406)755-3299**

**Prepared Exclusively for:  
Jennifer Miller  
Engel & Volkers Western Frontier  
338 S Main Street  
Kalispell, MT 59901**

Date: **March 29, 2024**

Property Profile No.: **1133799-FT**

Last Grantee of Record: **John Paul Grosch and Robert Edgerton**

Property Address (if of record): **Unknown, , MT 59901**

Brief Legal Description: **S15, T31 N, R19 W, ACRES 10,TR 2DA IN NE4NW4, C.O.S. 22150/22277**

**Attachments:**

- X Last Conveyance Deed
- X Tax Information  
Deed(s) of Trust or Mortgage(s)
- X Section Map  
Subdivision Plat Map
- X Certificate of Survey  
CC&R's
- X Property Report Card

Insured Titles appreciates your business. If we can be of further assistance please contact, **Michelle Barnes** at **(406)755-5028**.

This information is furnished in conformance with the rules established by the Montana Commissioner of Securities and Insurance. A detailed examination of title may disclose additional liens and encumbrances not noted herein. Accordingly, it is not intended that this property profile be relied upon as a title report. Insured Titles is not responsible for any errors or omissions in the information provided.

RETURN TO:  
Robert W. Edgerton  
P.O. Box 130444  
Coram, MT 59913



202300002152  
Page: 1 of 1  
Fees: \$8.00  
2/10/2023 4:02 PM

Debbie Pierson, Flathead County MT by VS

# QUIT CLAIM DEED

Approved 2/10/23 LW 0016842

For Value Received, the grantor(s):

Robert Wyatt Edgerton

Does hereby convey, release, remise, and forever quit claim unto the grantee(s):

John Paul Grosch, Robert Edgerton  
as joint tenants with right of survivorship.

Whose address is: Hilary Grosch Edgerton  
P.O. Box 130444  
Coram, MT 59913

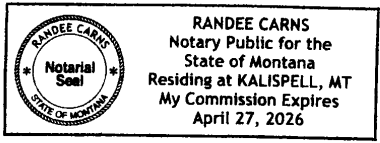
The following described premises, in Flathead County, Montana, to wit:  
part of the NE 1/4 NW 1/4 of Section 15, T. 31 N., R 19 W  
Principal Meridian, Montana, Flathead County Montana  
Certificate of Survey No. 22277  
Parcel B

Together with the appurtenances.

Dated: 2/10/2023  
[Signature]

STATE OF Montana COUNTY OF Flathead

This instrument was acknowledged before me on the 10 day of February 2023, by Robert Wyatt Edgerton



Randee Carnes  
Notary Public Signature  
Randee Carnes  
Notary Public Printed Name  
Notary Public for the State of Montana  
Residing at Kalispell  
My Commission Expires 4/27/26



# FLATHEAD COUNTY

## Montana

Shopping Cart: 0 items [\$0.00]

[New Search](#)

[History](#)

[Payoff](#)

[Pay Taxes](#)

[Help](#)

**Assessor#:** 0016842

**Status:** Current

**Receipt:** 202388402

**2023 Owner(s):**  
GROSCH, JOHN PAUL  
EDGERTON, ROBERT

**Mailing Address:**  
PO BOX 130444  
CORAM, MT 59913

**Legal Description:**  
TR 2DA IN NE4NW4

### 2023 Value:

**Market:** \$282,700

**Taxable:** \$3,816

[Detail](#)

### 2023 Taxes:

[View Pie Charts](#)

**First Half:** \$665.33 **Due:** 11/30/2023

**Second Half:** \$730.57 **Due:** 5/31/2024

**Total:** \$1,395.90

[Show Current Tax Bill](#)

[Detail](#)

### 2023 Payments:

**First Half:** \$665.33

**Second Half:** \$0.00

**Total:** \$665.33

(May include penalty & interest)

### 2023 Legal Records:

**Geo Code:** 07-4295-15-2-01-10-0000

**TRS:** T31, R19, Sec. 15

**Legal:** TR 2DA IN NE4NW4  
Acres: 10.00  
COS: 22277-B FAM TRANS

**Note:** The accuracy of this data is not guaranteed. Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria can result in an incomplete search.

Property Tax data was last updated 03/28/2024 04:00 PM.

**Send Payment To:**

Flathead County Treasurer  
290 A North Main  
Kalispell, MT 59901  
(406) 758-5680





# FLATHEAD COUNTY

## Montana

Shopping Cart: 0 items [\$0.00]



New Search



Detail



Payoff



Help

**Assessor#:** 0016842

**Status:** Current

**Type:** RE

**Owner:** GROSCH, JOHN PAUL

### History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
<a href="#">2023</a>	<a href="#">202315610</a>	09/29/2023	\$1,330.65	11/14/2023	\$665.33 \$0.00	
<a href="#">2023</a>	<a href="#">202388402</a>	02/28/2024	\$65.25		\$0.00 \$0.00	

**\*\* Paid Amount may include penalty & interest**

**Note:** The accuracy of this data is not guaranteed. Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria can result in an incomplete search.

Property Tax data was last updated 03/28/2024 04:00 PM.

**Send Payment To:**

Flathead County Treasurer  
290 A North Main  
Kalispell, MT 59901  
(406) 758-5680



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

**2023 REAL ESTATE  
 STATEMENT OF TAXES PAYABLE**  
**TOTAL 2023 TAXES DUE: \$65.25**

**ASSESSOR#: 0016842 STATEMENT#: 202388402**

Legal Description: ( 1 ) 07-4295-15-2-01-10-0000  
 Sec:15 Twn:31 Rng:19  
 TR 2DA IN NE4NW4

Valuation Type	Market Value	Taxable Value
Real Estate	282,700	3,816
Improvements	0	0
Personal Property	0	0
<b>TOTAL</b>	<b>282,700</b>	<b>3,816</b>

Billing date: 02/28/2024

GROSCH, JOHN PAUL  
 EDGERTON, ROBERT  
 PO BOX 130444  
 CORAM MT 59913

CONSOLIDATED TAX DETAIL						
( No General Taxes found for this Assessor# )						
SPECIAL ASSESSMENTS						
		Description	Code	1st Half	2nd Half	
		EL ADDL MILL 2023 CRCTN	EGMC	0.00	22.90	
		EQ ADDL MILL 2023 CRCTN	EQMC	0.00	27.09	
		HS ADDL MILL 2023 CRCTN	HGMC	0.00	15.26	
		<b>TOTAL SPECIAL ASSESSMENTS</b>		<b>0.00</b>	<b>65.25</b>	
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
		08 / Coram West Glacier Fire	0C23-C	327.1800	0.00	0.00
<b>TOTAL TAXES DUE CURRENT YEAR:</b>					<b>\$65.25</b>	

<b>2ND HALF PAYMENT</b>	<b>2023 Flathead County Real Estate Tax Statement</b> RETURN THIS STUB WITH YOUR PAYMENT	<b>2ND HALF PAYMENT</b>
<b>ASSESSOR#: 0016842 STATEMENT#: 202388402</b>		
DUE BY 5:00 P.M. ON OR BEFORE: <b>05/31/2024</b>		
SECOND HALF CURRENT AMOUNT DUE: <b>\$65.25</b>		
Under statutory limitations that adjusts mills down when taxable values increase, mills were reduced from 95 to 77.9 mills for 2023. The Department of Revenue is directing the County to levy the extra mills and the Supreme Court has ordered counties to comply.		
GROSCH, JOHN PAUL EDGERTON, ROBERT PO BOX 130444 CORAM MT 59913		

<b>1ST HALF/FULL YEAR PAYMENT</b>	<b>2023 Flathead County Real Estate Tax Statement</b> RETURN THIS STUB WITH YOUR PAYMENT	<b>1ST HALF/FULL YEAR PAYMENT</b>
<b>ASSESSOR#: 0016842 STATEMENT#: 202388402</b>		
CURRENT TAXES DUE FOR YEAR: <b>\$65.25</b> FIRST HALF CURRENT AMOUNT DUE: <b>\$0.00</b>		
Under statutory limitations that adjusts mills down when taxable values increase, mills were reduced from 95 to 77.9 mills for 2023. The Department of Revenue is directing the County to levy the extra mills and the Supreme Court has ordered counties to comply.		
GROSCH, JOHN PAUL EDGERTON, ROBERT PO BOX 130444 CORAM MT 59913		



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

**2023 REAL ESTATE  
 STATEMENT OF TAXES PAYABLE**  
**TOTAL 2023 TAXES DUE: \$1,330.65**

**ASSESSOR#: 0016842 STATEMENT#: 202315610**


Legal Description: ( 1 ) 07-4295-15-2-01-10-0000  
 Sec:15 Twn:31 Rng:19  
 TR 2DA IN NE4NW4


EDGERTON, ROBERT  
 GROSCH, JOHN PAUL  
 PO BOX 130444  
 CORAM MT 59913

Valuation Type	Market Value	Taxable Value
Real Estate	282,700	3,816
Improvements	0	0
Personal Property	0	0
<b>TOTAL</b>	<b>282,700</b>	<b>3,816</b>

Billing date: 09/29/2023

CONSOLIDATED TAX DETAIL						
Levy Description	Amount	Levy Description	Amount			
<b>COUNTY</b>		<b>Total COUNTY</b>	<b>394.38</b>			
911 GENER OBLIG BOND	3.48	<b>OTHER</b>				
AIRPORT	7.64	CORAM-W GLACIER FIRE	54.64			
AREA AGENCY ON AGING	1.72	<b>SCHOOL</b>				
BOARD OF HEALTH	13.74	CFHS BLDG RESERVE	3.08			
BRIDGE	8.96	CFHS BUS RESERVE	9.66			
CO PERM MED LEVY	29.88	CFHS GENERAL	118.94			
COMP INSURANCE	14.50	CFHS TRANSPORTATION	20.68			
COUNTY LIBRARY	15.98	CFHS TUITION	9.28			
COUNTY PARKS	4.38	COMMUNITY COL. RET.	10.46			
COUNTY PLANNING	3.82	ELEM RETIREMENT	72.42			
COUNTY POOR FUND	0.50	FVCC ADULT EDUCATION	3.82			
COUNTY RETIREMENT	29.76	FVCC DEBT SERVICE	7.28			
COUNTYWIDE MOSQUITO	1.52	FVCC GENERAL	25.52			
DISTRICT COURT	3.44	FVCC PERMIS MED LEVY	12.10			
EMS	2.56	HIGH SCH RETIREMENT	33.58			
EXTENSION	1.02	SD 08 BLDG RESERVE	7.48			
FAIR	2.18	SD 08 GENERAL	106.62			
GENERAL	73.42	SD 08 TECHNOLOGY	3.92			
GROUP INSURANCE	0.38	SD 08 TRANSPORTATION	28.28			
JUVENILE DETENTION	0.58	TRANSPORTATION	6.22			
NOXIOUS WEEDS	3.82	<b>Total SCHOOL</b>	<b>479.34</b>			
PERM SRS LEVY	1.76	<b>STATE</b>				
PORT AUTHORITY	4.24	ELEM GENERAL MAINT	103.04			
PUBLIC TRANSIT	2.64	EQUALIZATION MILLAGE	125.54			
ROAD	59.42	HIGH SCH GEN MAINT	68.68			
SEARCH & RESCUE	3.82	UNIVERSITY MILLAGE	22.90			
SHERIFF	91.58	<b>Total STATE</b>	<b>320.16</b>			
SPECIAL EMS PROGRAM	7.64	<b>Total General Taxes</b>	<b>1,248.52</b>			
SPECIAL ASSESSMENTS						
		Description	Code	1st Half	2nd Half	
		SOIL & WATER CONSERV	085	2.04	2.04	
		STATE FORESTER	505	25.00	25.00	
		FECC SPECIAL DIST	C34	14.03	14.02	
		<b>TOTAL SPECIAL ASSESSMENTS</b>		<b>41.07</b>	<b>41.06</b>	
<p>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.</p>						
		General Taxes	District	Mill Levy	1st Half	2nd Half
		08 / Coram West Glacier Fire	0C23-C	327.1800	624.26	624.26
<b>TOTAL TAXES DUE CURRENT YEAR:</b>					<b>\$1,330.65</b>	

<b>2ND HALF PAYMENT</b>	<b>2023 Flathead County Real Estate Tax Statement</b> RETURN THIS STUB WITH YOUR PAYMENT	<b>2ND HALF PAYMENT</b>
<p><b>ASSESSOR#: 0016842 STATEMENT#: 202315610</b></p> <p>DUE BY 5:00 P.M. ON OR BEFORE: <b>05/31/2024</b></p>		
		
<p>SECOND HALF AMOUNT DUE: <b>\$665.32</b></p>		<p>EDGERTON, ROBERT          GROSCH, JOHN PAUL          PO BOX 130444          CORAM MT 59913</p>

<b>1ST HALF/FULL YEAR PAYMENT</b>	<b>2023 Flathead County Real Estate Tax Statement</b> RETURN THIS STUB WITH YOUR PAYMENT	<b>1ST HALF/FULL YEAR PAYMENT</b>
<p><b>ASSESSOR#: 0016842 STATEMENT#: 202315610</b></p> <p>DUE BY 5:00 P.M. ON OR BEFORE: <b>11/30/2023</b></p>		
		
<p>TOTAL TAXES DUE FOR YEAR: <b>\$1,330.65</b></p> <p>FIRST HALF AMOUNT DUE: <b>\$665.33</b></p>		<p>EDGERTON, ROBERT          GROSCH, JOHN PAUL          PO BOX 130444          CORAM MT 59913</p>



Email:

Email Overview Rpt

Active Header Year: 23 Assessor: 0016842 SD: 08 BCC: 00 Old Assessor: 0016711

Names :

1M GROSCH, JOHN PAUL  
21 EDGERTON, ROBERT

Addresses:

Mailing Address  
PO BOX 130444  
CORAM MT 59913

Legal Descriptions

Record #01 Sec:15 Twp:31 Rng:19  
Description:TR 2DA IN NE4NW4  
Acres: 10.00  
COS - 22277-B FAM TRANS  
Old Assessor # : 0016711

Value record(s) for year 2023

	Catcd	Description	Acres	Value	TaxableVal	Geocode
1	C	21010 TRACT LAND	10.00	282700	3816.00	07429515201100000

# Property Record Card

## Summary

### Primary Information

**Property Category:** RP **Subcategory:** Residential Property  
**Geocode:** 07-4295-15-2-01-10-0000 **Assessment Code:** 0000016842  
**Primary Owner:** **PropertyAddress:**  
GROSCH JOHN PAUL  
PO BOX 130444 **COS Parcel:**  
CORAM, MT 59913-0444  
*NOTE: See the Owner tab for all owner information*

**Certificate of Survey:** 22277-B

**Subdivision:**

**Legal Description:**

S15, T31 N, R19 W, C.O.S. 22277-B, ACRES 10, TR 2DA IN NE4NW4

**Last Modified:** 10/10/2023 7:47:45 PM

### General Property Information

**Neighborhood:** 207.550.0 **Property Type:** VAC\_R - Vacant Land - Rural  
**Living Units:** 0 **Levy District:** 07-0C2323-08 - C  
**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
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	10.000	282,700.00

### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
2/10/2023			2/10/2023	202300002152	Quit Claim Deed
6/21/2022			8/2/2022	202200020769	Quit Claim Deed

## Owners

Party #1

**Default Information:** GROSCH JOHN PAUL  
PO BOX 130444

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** Joint Tenant w/Right of Survivorship

**Last Modified:** 4/12/2023 9:28:44 AM

Other Names

Other Addresses

Name	Type	
EDGERTON ROBERT	L Additional Legal Owners	No other address

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	282700	0	282700	COST

## Market Land

Market Land Item #1

**Method:** Acre **Type:** Primary Site

**Width:** **Depth:**

**Square Feet:** 00 **Acres:** 10

Valuation

**Class Code:** 2101 **Value:** 282700

## 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

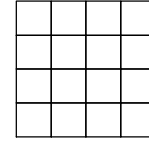
## Ag/Forest Land

Ag/Forest Land  
No ag/forest land exists for this parcel

"This plat is provided solely for the purpose of assisting in locating the land and the Company assumes no liability for variations, if any, with actual survey." Insured Titles

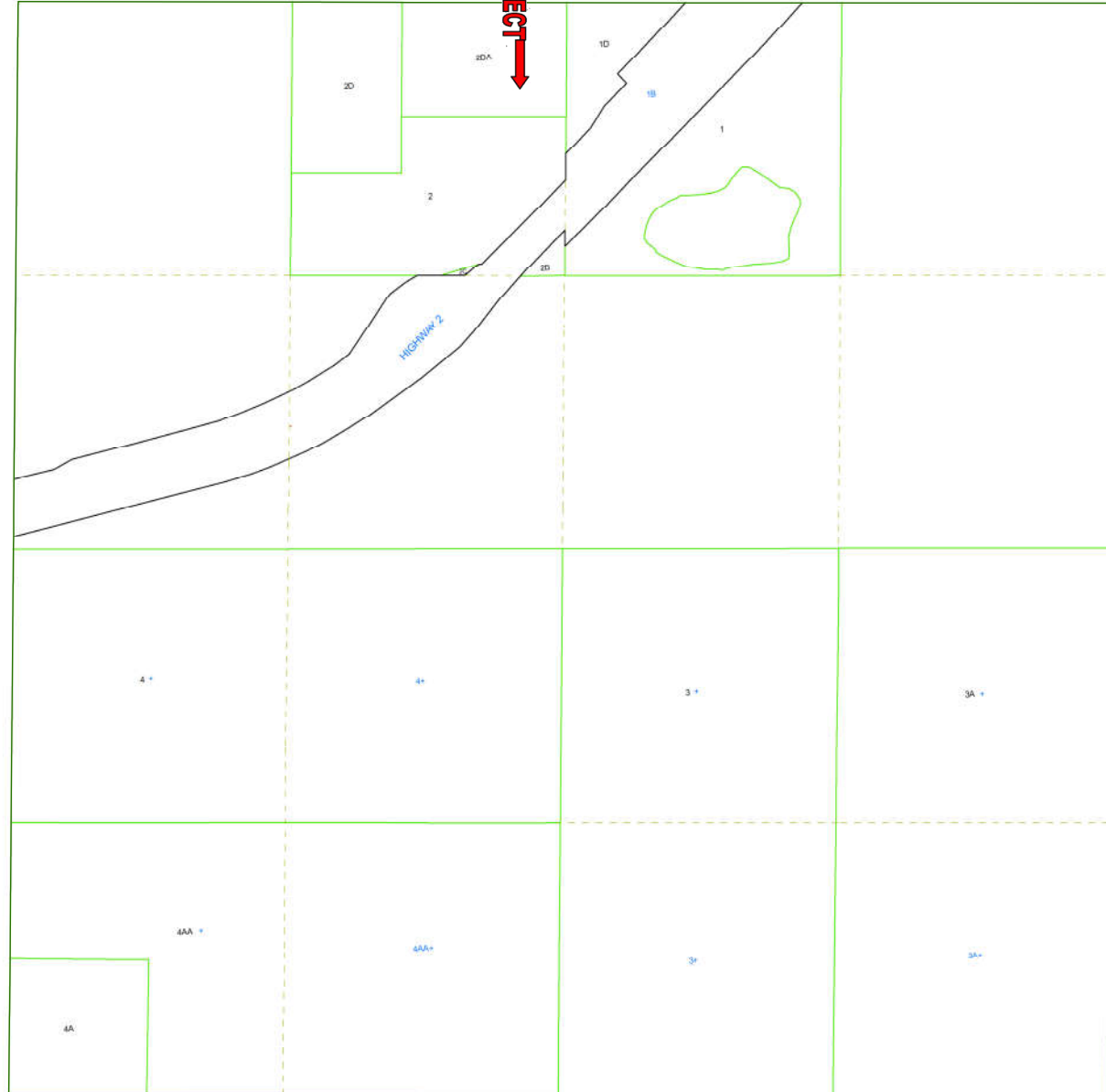
# 15 31 19

SCALE 1" = 400'



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.

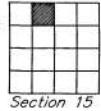
INFORMATION  
SUBMISSION ACRES  
SECTION 640.00  
ALL 1/4 1/4 40.00  
  
SURVEYS OF RECORD  
C.S.  
3256- 1, 10 ROW  
5020- 2, 2B, 4 ROW  
14034- 1, 10 RTMT  
14020- 4A, 4AA, RTMT  
22150- 2, 2D, CRT CHD  
22277- 2, 2D, 2DA, FT/RTMT



8/31/22

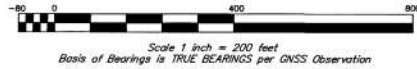
# CERTIFICATE OF SURVEY

**PURPOSE:** RETRACEMENT OF CAUSE No. DV-22-088C  
FLATHEAD COUNTY DOCUMENT No. 202200003074

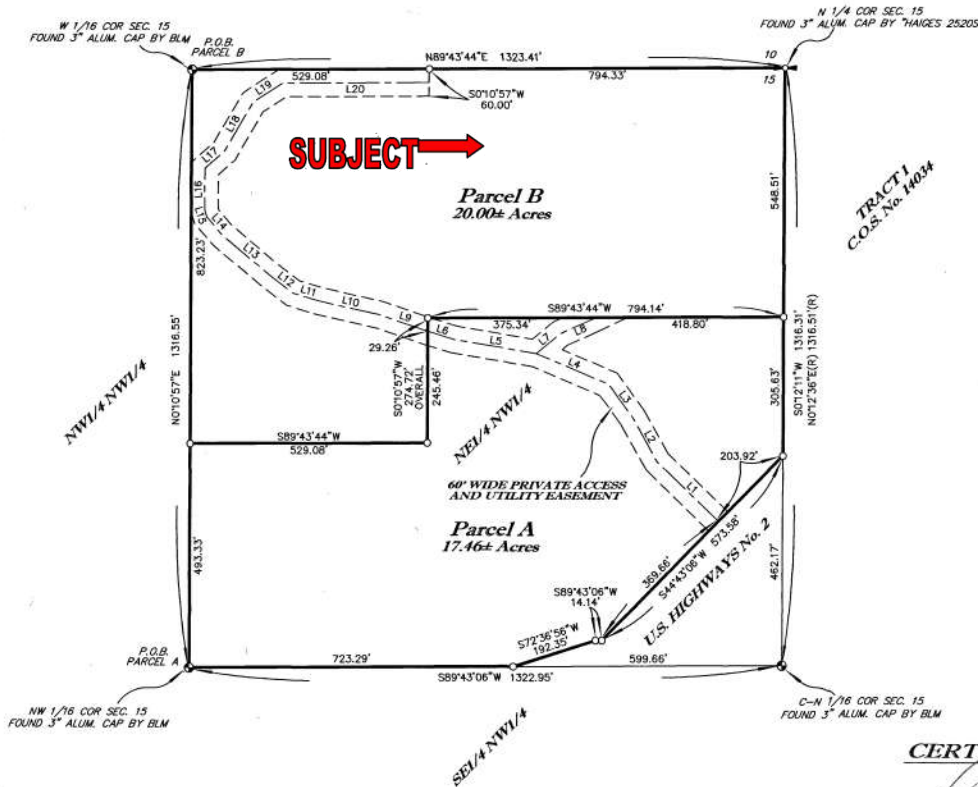


**O.C. Ervin Land Surveying, Inc.**  
Honesty. Integrity. Attention to Detail.  
132 North Fork Trail  
Columbia Falls, MT 59912  
Olaf C. Ervin PLS, CFM

NE 1/4 NW 1/4, SECTION 15, T. 31 N., R. 19 W.  
PRINCIPAL MERIDIAN, FLATHEAD COUNTY, MONTANA



"This plot is provided solely for the purpose of assisting in locating the land and the Company assumes no liability for variations, if any, with actual survey." Insured Titles



**LEGEND**

- 1/4 SECTION CORNER (AS NOTED)
- 1/16 SECTION CORNER (AS NOTED)
- SET 1/2" X 18" REBAR WITH 1" PLASTIC CAP STAMPED OLAF C. ERVIN 16194LS
- P.O.B. POINT OF BEGINNING

**LINE TABLE**

NUM	BEARING	DISTANCE
L1	N46°21'26"W	188.50'
L2	N29°30'12"W	114.24'
L3	N36°33'19"W	89.87'
L4	N67°18'16"W	174.57'
L5	N80°39'33"W	186.44'
L6	N72°42'36"W	61.21'
L7	N50°36'40"E	69.27'
L8	N65°54'42"E	87.05'
L9	N71°23'10"W	114.09'
L10	N77°23'22"W	137.56'
L11	N73°18'45"W	61.94'
L12	N53°18'28"W	58.66'
L13	N50°21'34"W	141.51'
L14	N41°15'04"W	54.95'
L15	N15°52'35"W	15.67'
L16	N 01°05'57"E	92.02'
L17	N48°59'11"E	56.34'
L18	S30°47'36"W	126.34'
L19	N57°14'36"E	79.03'
L20	N89°43'44"E	326.03'

**LEGAL DESCRIPTIONS**

**Parcel A**  
Part of the NE 1/4 NW 1/4 of Section 15, T. 31 N., R. 19 W., P.M.M., Flathead County, State of Montana. More particularly described as follows:  
Beginning at the NORTHWEST one-sixteenth corner of Section 15, Township 31 North, Range 19 West, P.M.M., Flathead County, Montana;  
thence N0°10'57"E for 493.33 feet;  
thence N89°43'44"E for 529.08 feet;  
thence N0°10'57"E for 274.72 feet;  
thence N89°43'44"E for 794.14 feet;  
thence S0°12'11"W for 305.63 feet to the northeasterly Right-of-Way of U.S. Highway No. 2;  
Thence along said Right-of-Way S44°43'06"W for 573.58 feet;  
thence S89°43'06"W for 14.14 feet;  
thence S72°36'56"W for 192.35 feet;  
thence leaving said Right-of-Way S89°43'06"W for 723.29 feet;  
to the Point of Beginning of Parcel A, containing 17.46 acres more or less. Together with and subject to a 60 foot wide private access and utility easement as shown. Together with and subject to all appurtenant servitudes as shown, existing, or of record.

**Parcel B**  
Part of the NW 1/4 of Section 15, T. 31 N., R. 19 W., P.M.M., Flathead County, State of Montana. More particularly described as follows:  
Beginning at the WEST one-sixteenth corner of Section 15, Township 31 North, Range 19 West, P.M.M., Flathead County, Montana;  
thence N89°43'44"E for 1323.41 feet;  
thence S0°12'11"W for 548.51 feet;  
thence S89°43'44"W for 794.14 feet;  
thence S0°10'57"W for 274.72 feet;  
thence S89°43'44"W for 529.08 feet;  
thence N0°10'57"E for 423.23 feet;  
to the Point of Beginning of Parcel B, containing 20.00 acres more or less. Together with and subject to a 60 foot wide private access and utility easement as shown. Together with and subject to all appurtenant servitudes as shown, existing, or of record.

For: Hilary Edgerton  
Owner: Hilary Grosch-Edgerton and John Paul Grosch  
Date: February, 2022

**CERTIFICATE OF SURVEYOR**

REGISTRATION NUMBER 16194LS  
APPROVED *[Signature]* 3-23-22  
EXAMINING LAND SURVEYOR REG. NO. 122497LS  
STATE OF MONTANA SS Fee: \$20.00  
COUNTY OF FLATHEAD  
FILED THIS 25<sup>th</sup> DAY OF March 2022 A.D.  
AT 2:44 O'CLOCK P.M.  
Debbie Plerson  
CLERK AND RECORDER  
BY: *[Signature]*  
INSTRUMENT RECORD NUMBER 2022000018410  
COS# 22150



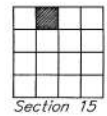
202200007846 Fees: \$26.00 by: SM  
by O C ERVIN LAND SURVEYING  
Date 3/25/2022 Time 2:44 PM  
Debbie Plerson, Flathead County Montana

**CERTIFICATE OF SURVEY NO. 22150**

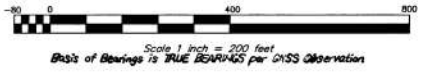
# CERTIFICATE OF SURVEY

NE 1/4 NW 1/4, SECTION 15, T. 31 N., R. 19 W.  
 PRINCIPAL MERIDIAN, MONTANA, FLATHEAD COUNTY, MONTANA

**PURPOSE:** PARCEL A- RETRACEMENT  
 PARCEL B- IMMEDIATE FAMILY TRANSFER  
 PARCEL C- REMAINDER



**O.C. Ervin Land Surveying, Inc.**  
 Honesty. Integrity. Attention to Detail.  
 132 North Fork Trail  
 Columbia Falls, MT 59912  
 Olaf C. Ervin PLS, CFM



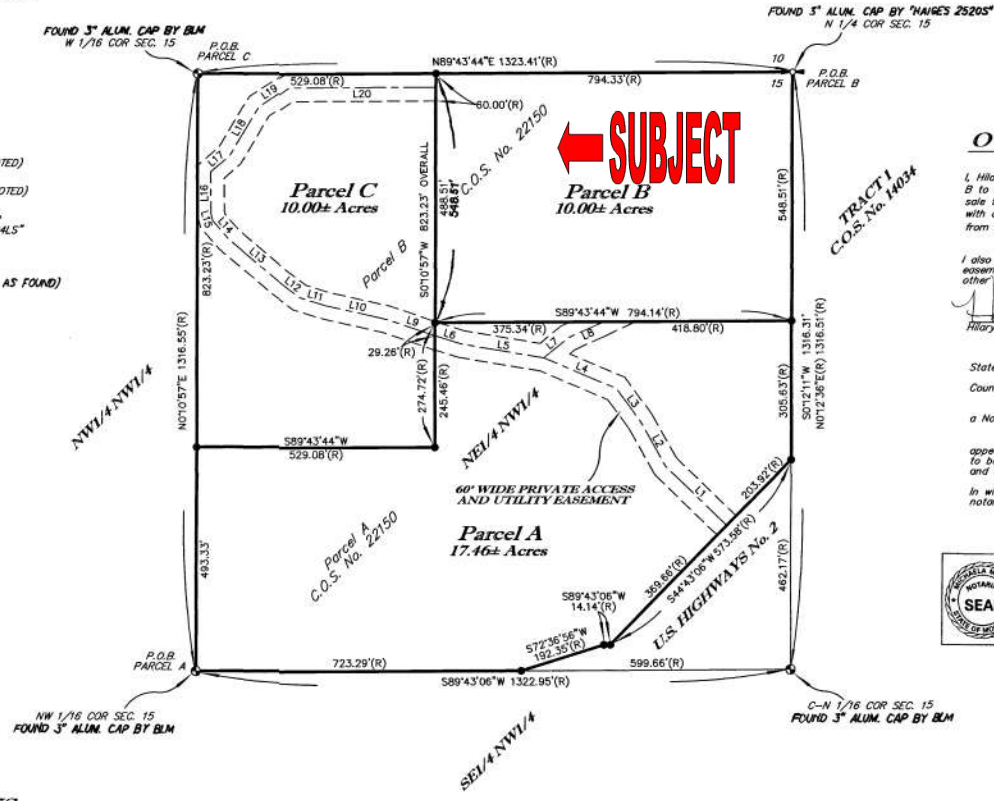
"This plat is provided solely for the purpose of assisting in locating the land and the Company assumes no liability for variations, if any, with actual survey." Insured Titles

### LEGEND

- 1/4 SECTION CORNER (AS NOTED)
- 1/16 SECTION CORNER (AS NOTED)
- FOUND 1/2" REBAR WITH CAP MARKED "OLAF C. ERVIN 16194LS"
- P.O.B. POINT OF BEGINNING
- (R) RECORD MEASUREMENT (SAME AS FOUND)

### LINE TABLE

NUM	BEARING	DISTANCE
L1	N46°21'26"W	188.50'
L2	N29°30'12"W	114.24'
L3	N36°33'19"W	89.87'
L4	N67°18'16"W	174.57'
L5	N80°39'33"W	186.44'
L6	N72°42'36"W	61.21'
L7	N50°36'40"E	69.27'
L8	N85°54'42"E	87.05'
L9	N71°23'10"W	114.09'
L10	N77°23'22"W	137.56'
L11	N73°18'46"W	61.94'
L12	N53°18'28"W	58.66'
L13	N50°21'54"W	141.51'
L14	N41°15'04"W	54.95'
L15	N15°52'35"W	15.67'
L16	N 0°10'57"E	92.02'
L17	N48°59'11"E	56.34'
L18	S30°47'36"W	126.34'
L19	N57°14'36"E	79.03'
L20	N89°43'44"E	326.03'



### OWNER'S CERTIFICATE

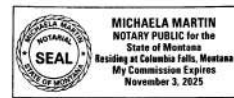
I, Hilary Grosch-Edgerton, hereby certify that the purpose of this division of land is to transfer Parcel B to Robert John Edgerton as custodian for Robert Wyatt Edgerton, my son, this is the first gift or sale to this person by division of land in this county; furthermore, I certify that we are in compliance with all conditions imposed on the use of this exemption; therefore, this division of land is exempt from review as a subdivision pursuant to section 76-3-207 (1)(b), MCA.

I also understand that the surveyor has made no investigative or independent search for encumbrances of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

*Hilary Grosch-Edgerton*  
 Hilary Grosch-Edgerton

State of MONTANA  
 County of FLATHEAD ss.  
 On this 21 day of June, 2022, before me the undersigned, a Notary Public for the State of Montana, personally

appeared Hilary Grosch-Edgerton, personally known to me to be the person whose name is subscribed to this instrument, and acknowledged 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 first above written.



*Michaela Martin*  
 Notary Public  
 Michaela Martin  
 Printed Name  
 Residing at \_\_\_\_\_  
 My commission expires on \_\_\_\_\_

### LEGAL DESCRIPTIONS

**Parcel A**  
 Part of the NE 1/4 NW 1/4 of Section 15, T. 31 N., R. 19 W., PMM, Flathead County, State of Montana. More particularly described as follows:  
 Beginning at the NORTHWEST one-sixteenth corner of Section 15, Township 31 North, Range 19 West, PMM, Flathead County, Montana;  
 thence N0°10'57"E for 493.33 feet;  
 thence N89°43'44"E for 529.08 feet;  
 thence N0°10'57"E for 274.72 feet;  
 thence N89°43'44"E for 794.14 feet;  
 thence S0°12'11"W for 305.63 feet to the northwesterly Right-of-Way of U.S. Highway No. 2;  
 Thence along said Right-of-Way S44°43'06"W for 573.58 feet;  
 thence S89°43'06"W for 14.14 feet;  
 thence S72°36'56"W for 192.35 feet;  
 thence leaving said Right-of-Way S89°43'06"W for 723.29 feet;  
 to the Point of Beginning of Parcel A, containing 17.46 acres more or less. Together with and subject to all appurtenant servitudes as shown, existing, or of record.

**Parcel B**  
 Part of the NE 1/4 NW 1/4 of Section 15, T. 31 N., R. 19 W., PMM, Flathead County, State of Montana. More particularly described as follows:  
 Beginning at the NORTH one-quarter corner of Section 15, Township 31 North, Range 19 West, PMM, Flathead County, Montana;  
 thence S0°12'11"W for 548.51 feet;  
 thence S89°43'44"W for 794.14 feet;  
 thence N0°10'57"E for 548.51 feet;  
 thence N89°43'44"E for 794.33 feet;  
 to the Point of Beginning of Parcel B, containing 10.00 acres more or less. Together with and subject to all appurtenant servitudes as shown, existing, or of record.

**Parcel C**  
 Part of the NE 1/4 NW 1/4 of Section 15, T. 31 N., R. 19 W., PMM, Flathead County, State of Montana. More particularly described as follows:  
 Beginning at the WEST one-sixteenth corner of Section 15, Township 31 North, Range 19 West, PMM, Flathead County, Montana;  
 thence N89°43'44"E for 529.08 feet;  
 thence S0°10'57"W for 823.23 feet;  
 thence S89°43'44"W for 529.08 feet;  
 thence N0°10'57"E for 823.23 feet;  
 to the Point of Beginning of Parcel C, containing 10.00 acres more or less. Together with and subject to all appurtenant servitudes as shown, existing, or of record.

### CERTIFICATE OF SURVEYOR

*Debbie Pierson*  
 REGISTRATION NUMBER 16194LS

APPROVED *July 25 2022*

EXAMINING LAND SURVEYOR REG. NO. 47266  
 STATE OF MONTANA  
 COUNTY OF FLATHEAD ss. Fee: \$26.50  
 FILED THIS 21 DAY OF JUNE, 2022 A.D.  
 AT 4:10 O'CLOCK P.M.  
 Debbie Pierson  
 CLERK AND RECORDER



BY: *Sjmacdeksiak*  
 INSTRUMENT RECORD NUMBER 261200026768  
 COS# 22277

202200020768 Fees: \$36.50 by: SH  
 by O C ERVIN LAND SURVEYING  
 Date 8/8/2022 Time 4:21 PM  
 Debbie Pierson, Flathead County Montana

CERTIFICATE OF SURVEY NO. 22277

For: Hilary Grosch-Edgerton and John Paul Grosch  
 Owner: Hilary Grosch-Edgerton and John Paul Grosch  
 Date: April, 2022