



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

**Prepared Exclusively for:
Heidi Santone
Clearwater Montana Properties
3134 Highway 83
Seeley Lake, MT 59868**

Date: **August 11, 2025**

Property Profile No.: **1200199-FT**

Last Grantee of Record: **Fifty Mountain LLC, a Montana Limited Liability Company**

Property Address (if of record): **206 Lupfer Ave. Ste. 102, Whitefish, MT 59937**

Brief Legal Description: **LOT:UNIT 102 206 LUPFER CONDO ON L1 AMD L1-6
BLK42WFSH**

Attachments:

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

Insured Titles appreciates your business. If we can be of further assistance please contact, **Elise Knopp** 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.



Debbie Pierson, Flathead County MT by JZ

202500011328
Page: 1 of 2
Fees: \$16.00
6/19/2025 3:15 PM

AND WHEN RECORDED MAIL TO:

Fifty Mountain LLC

4 Rivertrail CT, Whitefish, MT 59937

Filed for Record at Request of:
Insured Titles

Space Above This Line for Recorder's Use Only

Order No.: 1174023-WHI
Parcel No.: 0508334

QUITCLAIM DEED

For Value Received

Morgan D. Cawdrey and Avis A. Cawdrey

do(es) hereby convey, release, remise and forever quit claim unto

Fifty Mountain LLC, a Montana Limited Liability Company

whose address is: 4 RIVERTRAIL CT, WHITEFISH, MT 59937

the following described premises situated in Flathead County, Montana to-wit:

UNIT 102 OF 206 LUPFER CONDOMINIUMS, BEING LOCATED ON THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 OF THE AMENDED PLAT OF LOTS 1-6, BLOCK 42 OF WHITEFISH, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF FLATHEAD COUNTY, MONTANA.

TOGETHER WITH A COMMON PERCENTILE INTEREST IN THE APPURTENANT COMMON ELEMENTS OF SAID CONDOMINIUM AND COMMON AREAS ARE ESTABLISHED, DEFINED AND IDENTIFIED IN THE DECLARATION OF UNIT OWNERSHIP AND EXHIBITS ATTACHED THERETO, RECORDED JANUARY 5, 2021 AS INSTRUMENT NO. 202100000311.

Together with its appurtenances.



Dated: APRIL 22, 2025
MDC AAC

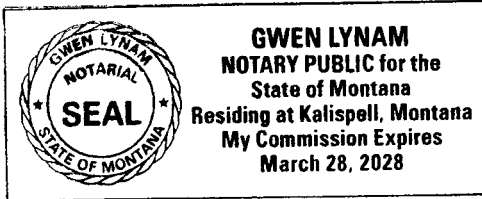
[Signature]
Morgan D. Cawdrey

[Signature]
Avis A. Cawdrey

STATE OF MONTANA

COUNTY OF FLATHEAD

This instrument was acknowledged before me on APRIL 22, 2025 by Morgan D. Cawdrey and Avis A. Cawdrey.
MDC AAC



[Signature]
Signature of Notarial Officer

Notary Public for the State of Montana
Residing at: Kalispell
Commission Expires: March 28, 2028

Email:

[Email Overview Rpt](#)

Active Header Year: 25 Assessor: 0508334 SD: 74 BCC: 00 Old Assessor: 0880875

Names :

IM CAWDREY, MORGAN D & AVIS A

Addresses:

Mailing Address

4 RIVERTRAIL CT
WHITEFISH MT 59937

Physical Address

206 LUPFER AVE STE 102
WHITEFISH MT 59937

Legal Descriptions

Record #01 Sec:36 Twp:31 Rng:22 Lot:UNIT 102 Subdiv Cd:206
Description:206 LUPFER CONDO ON L1 AMD L1-6 BLK42 WFSH
Comment:1176

Old Assessor # : 0880875

Value record(s) for year 2023 - Year 2025 not found

	Catcd	Description	Acres	Value	TaxableVal	Geocode
1		22070 COMMERCIAL C	0.00	322734	6100.00	07429236143107102
1		35070 IMPS ON COMM	0.00	124666	2356.00	07429236143107102



FLATHEAD COUNTY

Montana

Shopping Cart: 0 items [\$0.00]

New Search

History

Payoff

Pay Taxes

Help

Assessor#: 0508334

Status: Paid

Receipt: 45847

2024 Owner(s):
CAWDREY MORGAN D & AVIS A

Mailing Address:

4 RIVERTRAIL CT
WHITEFISH, MT 599372870

Legal Description:

206 LUPFER CONDO ON L1 AMD L1-6 BLK42 WFSH, S36, T

Tax Comparison

2024 Value:

Market Value \$447,400
Taxable: \$8,456

Detail

2024 Taxes:

View Pie Charts

First Half:	\$1,917.24	Due: 12/2/2024
Second Half:	\$1,917.21	Due: 6/2/2025
Total:	\$3,834.45	

Show Current Tax Bill

Detail

2024 Payments:

First Half:	\$1,917.24
Second Half:	\$1,917.21
Total:	\$3,834.45

(May include penalty & interest)

2024 Legal Records:

Geo Code: 07-4292-36-1-43-10-7102 **Instru#:** 202100043546 **Date:** 2021-12-21

Property address: 206 LUPFER AVE STE 102, WHITEFISH MT 59937

TRS: T31 N, R22 W, Sec. 36

Legal: 206 LUPFER CONDO ON L1 AMD L1-6 BLK42
WFSH, S36, T31 N, R22 W, UNIT 102, 4.9%
COMMON AREA 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 08/11/2025 11:00 AM.

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#: 0508334

Status: Paid

Type: RE

Owner: CAWDREY MORGAN D & AVIS A

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2024	45847	10/07/2024	\$3,834.45	11/3/2024 5/28/2025	\$1,917.24 \$1,917.21	
2023	202336667	09/29/2023	\$3,561.33	11/28/2023 5/28/2024	\$1,780.69 \$1,780.64	
2023	202375084	02/28/2024	\$144.60	5/28/2024	\$0.00 \$144.60	
2022	202247304	11/01/2022	\$4,070.42	7/28/2023 7/28/2023	\$2,211.41 \$2,109.91	

**** 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 08/11/2025 11:00 AM.

Send Payment To:

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





Flathead County Treasurer
Adele Krantz, Treasurer
290 A North Main
Kalispell, MT 59901
(406) 758-5680
https://flathead.mt.gov/property_tax

County Tax Bill

Tax Year 2024

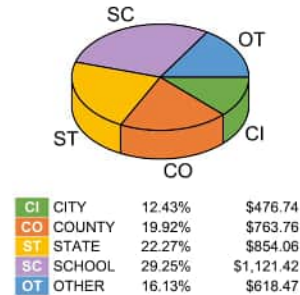
30525*82**G50**0.596**1/2*****AUTO5-DIGIT 59937
CAWDREY MORGAN D & AVIS A
4 RIVERTRAIL CT
WHITEFISH MT 59937-2870



Assessor #:	0508334
Tax District	033474 / City of Whitefish
Geo Code	07429236143107102
Mill Levy:	380.320
Market Value:	447,400
Real Estate:	6,100
Building & Improvements:	2,356
Personal Property:	0
Exemption:	0.00
Taxable Value:	8,456

Key Taxing Authority	Levy	Total Due	Key Taxing Authority	Levy	Total Due	Legal Description
CO 911 GENER OBLIG BON	0.910	\$7.70	CI WF LOCAL GOVERNME	0.270	\$2.28	SCT: 36 TWN: 31 N RNG: 22 W
CO AIRPORT	2.000	\$16.92	CI WF PERM MED LEVY	13.000	\$109.92	206 LUPFER CONDO ON L1 AMD L1-6 BLK42 WFSH, S36, T31 N, R22 W, UNIT 102, 4.9% COMMON AREA INTEREST
CO AREA AGENCY ON AGIN	0.470	\$3.98	CI WF RESORT TAX RELIE	-28.130	-\$237.86	Physical Address: 206 LUPFER AVE STE 102
CO BOARD OF HEALTH	4.000	\$33.82	CI WHITEFISH CITY	47.240	\$399.46	
CO BRIDGE	1.590	\$13.44	SC WHS BLDG RESERVE	0.520	\$4.40	
CO CO PERM MED LEVY	7.960	\$67.30	SC WHS DEBT SERVICE	5.440	\$46.00	
SC COMMUNITY COL. RET.	2.750	\$23.26	SC WHS GENERAL	19.930	\$168.52	
CO COMP INSURANCE	4.360	\$36.86	SC WHS TECHNOLOGY	1.010	\$8.54	
CO COUNTY LIBRARY	4.210	\$35.60	SC WHS TRANSPORTATION	1.570	\$13.28	
CO COUNTY PARKS	1.060	\$8.96	SC WHS TUITION	3.860	\$32.64	
CO COUNTY POOR FUND	0.180	\$1.52				
CO COUNTY RETIREMENT	7.820	\$66.12	OT FCSW Fee - Residential		\$92.84	
CO COUNTYWIDE MOSQUIT	0.500	\$4.22	OT FECC SPECIAL DIST		\$61.84	
CO DISTRICT COURT	0.810	\$6.84	OT PRKG. STR. SID#167		\$94.51	
ST ELEM GENERAL MAINT	33.000	\$279.04	OT SOIL & WATER CONSERV		\$9.47	
CO ELEM RETIREMENT	14.020	\$118.56	OT WFSH CITY STREETS		\$171.00	
CO EMS	1.000	\$8.46	OT WFSH LT 4		\$6.78	
ST EQUALIZATION MILLAG	40.000	\$338.24	OT WFSH PRK/GRNWAY MNT 1		\$104.50	
CO EXTENSION	0.330	\$2.80	OT WFSH STRM/WTR IMP&MNT		\$77.53	
CO FAIR	0.560	\$4.74				
SC FVCC ADULT EDUCATIO	0.990	\$8.38				
SC FVCC DEBT SERVICE	1.920	\$16.24				
SC FVCC GENERAL	6.810	\$57.58				
SC FVCC PERMIS MED LEV	3.310	\$27.98				
CO GENERAL	18.810	\$159.06				
CO GROUP INSURANCE	0.130	\$1.10				
ST HIGH SCH GEN MAINT	22.000	\$186.04				
SC HIGH SCH RETIREMENT	7.030	\$59.44				
CO JUVENILE DETENTION	0.340	\$2.88				
CO NOXIOUS WEEDS	0.970	\$8.20				
CO PERM SRS LEVY	0.300	\$2.54				
CO PORT AUTHORITY	1.090	\$9.22				
CO PUBLIC TRANSIT	0.550	\$4.66				
SC SD 74 ADULT ED	0.970	\$8.20				
SC SD 74 BLDG RESERVE	1.070	\$9.04				
SC SD 74 DEBT SERVICE	9.610	\$81.26				
SC SD 74 GENERAL	36.550	\$309.06				
SC SD 74 TECHNOLOGY	2.100	\$17.78				
SC SD 74 TRANSPORTATIO	4.710	\$39.92				
SC SD 74 TUITION	7.060	\$59.70				
CO SEARCH & RESCUE	1.000	\$8.46				
CO SHERIFF	27.370	\$231.44				
CO SPECIAL EMS PROGRA	2.000	\$16.92				
SC TRANSPORTATION	1.390	\$11.76				
ST UNIVERSITY MILLAGE	6.000	\$50.74				
CI WF FIRE / AMBULANCE	24.000	\$202.94				

Distribution Breakdown



2nd Half: \$1,917.21

2nd Half Due: 05/31/2025

Assessor No: 0508334

NO SECOND HALF NOTICE WILL BE SENT.
YOUR CHECK IS YOUR RECEIPT.
STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX
RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.

CAWDREY MORGAN D & AVIS A
4 RIVERTRAIL CT
WHITEFISH MT 59937-2870

MAKE CHECK PAYABLE TO:
Adele Krantz
Flathead County Treasurer
290A N MAIN ST
KALISPELL, MT 59901-3946

1st Half: \$1,917.24

1st Half Due: 11/30/2024

Full Year Total: \$3,834.45

Total Due Date: 11/30/2024

Assessor No: 0508334

NO SECOND HALF NOTICE WILL BE SENT.
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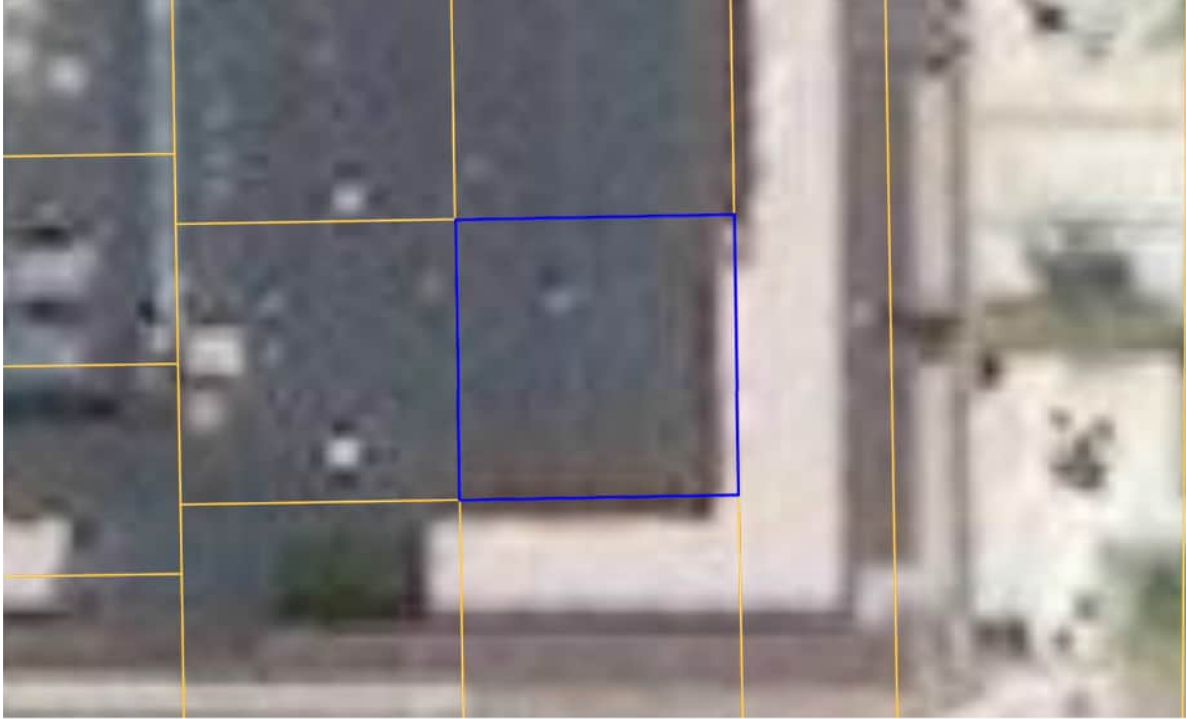
CAWDREY MORGAN D & AVIS A
4 RIVERTRAIL CT
WHITEFISH MT 59937-2870

MAKE CHECK PAYABLE TO:
Adele Krantz
Flathead County Treasurer
290A N MAIN ST
KALISPELL, MT 59901-3946



Tax Year: 2025

Scale: 1:141.06 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 07-4292-36-1-43-10-7102

Assessment Code: 0000508334

Primary Owner:

CAWDREY MORGAN D & AVIS A
4 RIVERTRAIL CT
WHITEFISH, MT 59937-2870

Note: See Owners section for all owners

Property Address:

206 LUPFER AVE
WHITEFISH, MT 59937

Certificate of Survey:

Legal Description: 206 LUPFER CONDO ON L1 AMD L1-6 BLK42 WFSH, S36, T31 N, R22 W, UNIT 102, 4.9% COMMON AREA INTEREST

Last Modified: 7/12/2025 16:40:37 PM

Tax Year: 2025

General Property Information

Neighborhood: 207.246.C	Property Type: Condominium
Living Units: 0	Levy District: 07-0334-74 - MAIN
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 4.9	

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
12/21/2021			12/21/2021	202100043546	Warranty Deed
4/23/2021			5/12/2021	202100016422	Warranty Deed

Owners

Party #1

Default Information:	CAWDREY MORGAN D & AVIS A 4 RIVERTRAIL CT WHITEFISH, MT 59937-2870
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	5/10/2022 15:28:22 PM

Cadastral Property Report

Tax Year: 2025

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	645467	287780	933247	COST
2024	322734	124666	447400	INCOME
2023	322734	124666	447400	INCOME

Market Land

No market land exists for this parcel

Dwellings

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	Cawdrey Gallery	356 - Retail Condominium	1	2021

Tax Year: 2025

Existing Building #1

General Building Information

Building Number: 1	Building Name: Cawdrey Gallery
Structure Type: 356 - Retail Condominium	Units/Building: 1
Identical Units: 1	Grade: G
Year Built: 2021	Year Remodeled: n/a
Class Code: 3507	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01 Use Type: 034 - Retail	Level To: 01
Dimensions Area: 1176 Use SK Area: n/a	Perimeter: 86 Wall Height: 10
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 1-Central Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
RT2 - Patio, concrete	1	0	0	0	508	4163.321883	4163

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Ag/Forest Land

No ag/forest land exists for this parcel

Conservation Easements

No conservation easements exist for this parcel

Disclaimer

Tax Year: 2025

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