



FLYING S
TITLE & ESCROW

LISTING PACKAGE

1006 West Sussex/PO Box 549 (59806), Missoula, MT 59801
Phone (406)829-2540 | Fax (406)829-2570

Prepared Exclusively for:
Geoff Oriet
Windermere Real Estate
2800 South Reserve Street
Missoula, MT 59801

Date: **September 24, 2025**

Property Profile No.: **1206533-M**

Last Grantee of Record: **MFDF Enterprises LLC**

Property Address (if of record): **7099 Two Smokes Way, Missoula, MT 59808**

Brief Legal Description: **Townhome Unit 3 (also known as Lot 3) of Deschamps Lane Industrial Park, a Commercial Townhome project located on the following described property:**

Beginning at the Southwest corner of the Hiett Development, Phase 1, a Subdivision of Missoula County, said point being the True Point of Beginning; thence along the South boundary of said Hiett Development Park, S86 degrees 32'03"E 77, 775.38 feet to a point on the West boundary of Racetrack Industrial Park, a Subdivision of Missoula County; thence the following two (2) courses along the West boundary of Racetrack Industrial Park: S3 degrees 28'20"W 189.98 feet; thence S19 degrees 05'55"E 497.77 feet to the Southwest corner of Lot 8 of said Racetrack Industrial Park, Lot 7, an Amended Subdivision Plat of Missoula County: S61 degrees 14'03"W 273.29 feet; thence S7 degrees 18'47"E 197.80 feet to a tangent point of curvature; thence an arc length of 37.78 feet along said tangent curve to the right, of radius 200.00 feet and delta 10 degrees 49'25"E to a point on a tangent line; thence along said tangent line, S3 degrees 30'38"W 63.75 feet; thence S86 degrees 31'53"E 148.20 feet; thence N59 degrees 25'02"E 212.88 feet to the Northwest corner of Lot 1B of Haffner Subdivision, a Subdivision of Missoula County; thence along the Southwesterly boundary of said Lot 1B, S30 degrees 34'58"E 470.00 feet to the Southerly corner of said Lot 1B; thence the following two (2) courses along the boundaries of portion 'B' of Certificate of Survey No. 3760 and portion A' of Certificate of Survey No. 3586, records of Missoula County: S59 degrees 25'02"W 841.67 feet; thence S3 degrees 26'03"W 559.14 feet to the Southeast corner of Lot 5 of Deschamps Lane Subdivision No. 2, a Subdivision of Missoula County; thence along the South boundary of said Lot 5, N86 degrees 40'55"W 666.18 feet to the Southwest corner of said Lot 5; thence along the West boundary

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of said Lot 5, N3 degrees 27'44"E 2393.36 feet to the True Point of Beginning.

As described and defined in Declaration of Unit Ownership recorded as TOWN000059; in Bylaws Recorded in Book 1006 of Micro Records at Page 284; and in Covenants Recorded in Book 1006 of Micro Records at Page 285.

Together with an undivided 12.5% interest in the common areas as defined in said Declaration, Bylaws and Covenants.

Attachments:

- | | |
|---|---------------------------------------|
| <input checked="" type="checkbox"/> Last Conveyance Deed | Deed |
| <input checked="" type="checkbox"/> Tax Information | Taxes |
| <input checked="" type="checkbox"/> Deed(s) of Trust or Mortgage(s) | DOT w/ Supporting Docs |
| <input type="checkbox"/> Map | |
| <input checked="" type="checkbox"/> CC&R's | Covenants, Conditions, & Restrictions |
| <input checked="" type="checkbox"/> CAMA | Property Report Card |
| <input type="checkbox"/> | |

Flying S Title and Escrow of Montana, Inc. appreciates your business. If we can be of further assistance please contact, **Mackenna Hubbard** at **(406)829-2540**.

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. Flying S Title and Escrow of Montana, Inc. is not responsible for any errors or omissions in the information provided.

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Cadastral Property Report

Tax Year: 2025

Scale: 1:3572.11 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 04-2325-28-2-04-20-5003

Assessment Code: 0419009003

Primary Owner:

MFDF ENTERPRISES LLC
PO BOX 16113
MISSOULA, MT 59808-6113
Note: See Owners section for all owners

Property Address:

7099 TWO SMOKES WAY
MISSOULA, MT 59808

Certificate of Survey:

Legal Description: DESCHAMPS LANE IND PK TH, S28, T14 N, R20 W, UNIT TH-3

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

General Property Information

Neighborhood: 204.802.1K

Property Type: Improved Property

Living Units: 0

Levy District: 04-1592W-20-3W

Zoning:

Ownership: 100

LinkedProperty: No linked properties exist for this property

Exemptions: No exemptions exist for this property

Condo Ownership:

General: 12.5

Limited: 0

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



Cadastral Property Report

Tax Year: 2025

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	6.58	757592

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/30/2021	160	228	7/30/2021		Quit Claim Deed
9/27/2019	1019	470	9/27/2019		Warranty Deed

Owners

Party #1

Default Information:	MFDF ENTERPRISES LLC PO BOX 16113 MISSOULA, MT 59808-6113
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	8/30/2021 14:42:30 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	809738	2847662	3657400	INCOME
2024	354376	2906424	3260800	INCOME
2023	354376	2906424	3260800	INCOME

Market Land



Cadastral Property Report

Tax Year: 2025

Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 6.58
Class Code: 2107	Value: 757592

Dwellings

No dwellings exist for this parcel

Other Buildings

Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 2022
Grade: A	Condition: Com 3 Normal
Functional: n/a	Class Code: 3307

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 82380	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #2

Type: Commercial	Description: CRFC - Fence, chain link w/barbed wire (commercial)
Quantity: 1	Year Built: 2022
Grade: A	Condition: Com 3 Normal
Functional: n/a	Class Code: 3307

Dimensions

Width/Diameter: n/a	Length: 2410
Size/Area: n/a	Height: 6
Bushels: n/a	Circumference: n/a

Commercial



Cadastral Property Report

Tax Year: 2025

Commercial Summary

Buildings Summary

Building Number Flex	Building Name Flex Warehouse	Structure Type	Units	Year Built
		397 - Flex Warehouse	1	2020
1	1	396 - Mini Warehouse	1	2022
2	2	396 - Mini Warehouse	1	2022
3	3	396 - Mini Warehouse	1	2022
4	4	396 - Mini Warehouse	1	2022
5 & 6	5 & 6	396 - Mini Warehouse	1	2022
7	7	396 - Mini Warehouse	1	2022
8	8	396 - Mini Warehouse	1	2022
9 & 10	9 & 10	396 - Mini Warehouse	1	2022
11	11	396 - Mini Warehouse	1	2022
Office	Office	353 - Office Building, Low Rise (1 to 4 stories)	1	2020

Existing Building #1

General Building Information

Building Number: Flex	Building Name: Flex Warehouse
Structure Type: 397 - Flex Warehouse	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2020	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 045 - Warehouse	
Dimensions	
Area: 5000	Perimeter: 260
Use SK Area: 1	Wall Height: 16
Features	
Exterior Wall Desc: 07 - Metal, light	Construction: 4-Pre-engineered Steel
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 3-Unit or Space Heaters
AC Type: 0-None	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Description							

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Cadastral Property Report

Tax Year: 2025

Existing Building #2

General Building Information

Building Number: 1	Building Name: 1
Structure Type: 396 - Mini Warehouse	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2022	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 041 - Mini Warehouse	
Dimensions	
Area: 3400	Perimeter: 380
Use SK Area: 1	Wall Height: 9
Features	
Exterior Wall Desc: 07 - Metal, light	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 0-None
AC Type: 0-None	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Cadastral Property Report

Tax Year: 2025

Existing Building #3

General Building Information

Building Number: 2	Building Name: 2
Structure Type: 396 - Mini Warehouse	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2022	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 041 - Mini Warehouse	
Dimensions	
Area: 3300	Perimeter: 280
Use SK Area: 1	Wall Height: 10
Features	
Exterior Wall Desc: 07 - Metal, light	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 0-None
AC Type: 0-None	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Cadastral Property Report

Tax Year: 2025

Existing Building #4

General Building Information

Building Number: 3	Building Name: 3
Structure Type: 396 - Mini Warehouse	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2022	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 041 - Mini Warehouse	
Dimensions	
Area: 5200	Perimeter: 340
Use SK Area: 1	Wall Height: 10
Features	
Exterior Wall Desc: 07 - Metal, light	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 0-None
AC Type: 0-None	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Cadastral Property Report

Tax Year: 2025

Existing Building #5

General Building Information

Building Number: 4	Building Name: 4
Structure Type: 396 - Mini Warehouse	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2022	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 041 - Mini Warehouse	
Dimensions	
Area: 3600	Perimeter: 300
Use SK Area: 1	Wall Height: 10
Features	
Exterior Wall Desc: 07 - Metal, light	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 0-None
AC Type: 0-None	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Cadastral Property Report

Tax Year: 2025

Existing Building #6

General Building Information

Building Number: 5 & 6	Building Name: 5 & 6
Structure Type: 396 - Mini Warehouse	Units/Building: 1
Identical Units: 2	Grade: A
Year Built: 2022	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 041 - Mini Warehouse	
Dimensions	
Area: 9300	Perimeter: 680
Use SK Area: 1	Wall Height: 10
Features	
Exterior Wall Desc: 07 - Metal, light	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 0-None
AC Type: 0-None	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Cadastral Property Report

Tax Year: 2025

Existing Building #7

General Building Information

Building Number: 7	Building Name: 7
Structure Type: 396 - Mini Warehouse	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2022	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 041 - Mini Warehouse	
Dimensions	
Area: 8700	Perimeter: 640
Use SK Area: 1	Wall Height: 10
Features	
Exterior Wall Desc: 07 - Metal, light	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 0-None
AC Type: 0-None	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Cadastral Property Report

Tax Year: 2025

Existing Building #8

General Building Information

Building Number: 8	Building Name: 8
Structure Type: 396 - Mini Warehouse	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2022	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 041 - Mini Warehouse	
Dimensions	
Area: 9600	Perimeter: 560
Use SK Area: 1	Wall Height: 10
Features	
Exterior Wall Desc: 07 - Metal, light	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 0-None
AC Type: 0-None	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
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Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Cadastral Property Report

Tax Year: 2025

Existing Building #9

General Building Information

Building Number: 9 & 10	Building Name: 9 & 10
Structure Type: 396 - Mini Warehouse	Units/Building: 1
Identical Units: 2	Grade: A
Year Built: 2022	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01 Use Type: 041 - Mini Warehouse	Level To: 01
Dimensions Area: 1650 Use SK Area: 1	Perimeter: 250 Wall Height: 9
Features Exterior Wall Desc: 07 - Metal, light Economic Life: n/a Partitions: 2-Normal AC Type: 0-None Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 0-None Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Cadastral Property Report

Tax Year: 2025

Existing Building #10

General Building Information

Building Number: 11	Building Name: 11
Structure Type: 396 - Mini Warehouse	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2022	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 041 - Mini Warehouse	
Dimensions	
Area: 2200	Perimeter: 260
Use SK Area: 1	Wall Height: 10
Features	
Exterior Wall Desc: 07 - Metal, light	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 0-None
AC Type: 0-None	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Cadastral Property Report

Tax Year: 2025

Existing Building #11

General Building Information

Building Number: Office	Building Name: Office
Structure Type: 353 - Office Building, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2020	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 082 - Multi-Use Office	
Dimensions	
Area: 720	Perimeter: 108
Use SK Area: 1	Wall Height: 9
Features	
Exterior Wall Desc: 07 - Metal, light	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 1-Hot Air
AC Type: 1-Central	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

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



Cadastral Property Report

Tax Year: 2025

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TAXES



Missoula county

Shopping Cart: 0 items [\$0.00]

New Search

History

Payoff

PayTaxes

Help

Parcel Number: 419009003

Status: Paid

Receipt: 35796

2024 Owner(s):
MFDF ENTERPRISES LLC

Mailing Address:
PO BOX 16113
MISSOULA, MT 598086113

Levy District:
20.3W, DISTRICT 20-3W

Tax Comparison

2024 Value:

Market Value \$3,260,800
Taxable: \$61,629

Detail

2024 Taxes:

First Half: \$21,270.87 **Due:** 12/2/2024
Second Half: \$21,139.05 **Due:** 6/2/2025
Total: \$42,409.92

Show Current Tax Bill

Detail

View Pie Charts

2024 Payments:

First Half: \$21,270.87
Second Half: \$21,139.05
Total: \$42,409.92

(May include penalty & interest)

2024 Legal Records:

Geo Code: 04-2325-28-2-04-20-5003 **Deed Book:** 160 **Page:** 228 **Date:** 2021-07-30

Property address: 7099 TWO SMOKES WAY, MISSOULA MT 59808

TRS: T14 N, R20 W, Sec. 28

Legal: DESCHAMPS LANE IND PK TH, S28, T14 N,
R20 W, UNIT TH-3

Acres: 6.58

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 09/24/2025 03:00 PM.

If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.



Missoula county

Shopping Cart: 0 items [\$0.00] 🛒

 **New Search**

 **Detail**

 **Help**

Parcel Number: 419009003

Status: Paid

Type: RE

Owner: MFDF ENTERPRISES LLC

Value Breakdown:

Year	Parcel Number	Class Code	Description	Market Value	Taxable Value
2024	419009003	2107	Commercial Tract Land	\$354,376	\$6,698
2024	419009003	3307	Improvements on Commercial Tract Land	\$2,906,424	\$54,931

Current Market Value: \$3,260,800

Current Taxable Value: \$61,629

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 09/24/2025 03:00 PM.

If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.





Missoula county

Shopping Cart: 0 items [\$0.00]



New Search



Detail



View Pie Charts



Help

Tax Year: 2024 **Parcel Number:** 419009003

Status: Paid

Type: RE

Owner: MFDF ENTERPRISES LLC

2024 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half	RSID Bond Principal	RSID Bond Interest	RSID Bond Balance
35796	Special Districts	RSID 489	\$1,079.14	\$1,079.14	\$11,338.96	\$519.32	\$11,858.28
35796	County	ROSP COUNTY OPEN SPACE	\$33.28	\$33.28			
35796	County	CO. SUBSTANCE ABUSE PREVENT	\$17.73	\$17.73			
35796	County	COUNTY TECH FUND	\$73.35	\$73.35			
35796	County	COUNTY PUBLIC WORKS ROAD	\$377.96	\$377.96			
35796	County	COUNTY SEARCH & RESCUE	\$3.79	\$3.79			
35796	County	CO. WEED CONTROL	\$34.44	\$34.44			
35796	County	FT MSLA PARKS OPEN SPACE	\$231.73	\$231.72			
35796	County	CO. AGING SERVICES	\$86.09	\$86.09			
35796	County	COUNTY PUBLIC WORKS BRIDGES	\$46.15	\$46.15			
35796	County	CAPITAL IMPROVEMENTS	\$71.80	\$71.80			
35796	County	COMMUNITY & PLANNING SVC	\$67.67	\$67.67			
35796	County	COMMUNITY ASSISTANCE FUND	\$40.12	\$40.12			
35796	County	COUNTY COMMUNITY DAYCARE	\$3.27	\$3.27			
35796	County	DETENTION CENTER	\$497.63	\$497.63			
35796	County	DISTRICT COURT	\$32.54	\$32.54			
35796	County	ELECTIONS CENTER	\$26.17	\$26.17			
35796	County	COUNTY EXTENSION SERVICE	\$25.14	\$25.14			
35796	County	COUNTY FAIR	\$32.54	\$32.54			
35796	County	COUNTY GENERAL FUND	\$765.73	\$765.73			
35796	County	GRANTS AND COMMUNITY SERVICES	\$37.02	\$37.02			
35796	County	COUNTY HEALTH DEPT.	\$236.76	\$236.76			
35796	County	COUNTY H.D. ANIMAL CONTROL	\$47.87	\$47.87			
35796	County	JUDGEMENT LEVY 2019	\$12.57	\$12.57			
35796	County	JUDGEMENT LEVY 2022	\$38.23	\$38.23			
35796	County	COUNTY LIBRARY	\$153.77	\$153.77			
35796	County	LIBRARY GO BONDS	\$98.84	\$98.84			
35796	County	LTGO 2017 BONDS	\$10.16	\$10.16			

35796	County	COUNTY MENTAL HEALTH TREAT.	\$5.34	\$5.34		
35796	County	COUNTY HISTORICAL MUSEUM	\$34.44	\$34.44		
35796	County	COUNTY PARKS & REC	\$54.93	\$54.93		
35796	County	CO.PERMISSIVE MEDICAL LEVY	\$191.65	\$191.65		
35796	County	CO.PERMISSIVE MEDICAL-RURAL	\$36.85	\$36.85		
35796	County	CO PERMISSIVE SRS RETIREMENT	\$87.99	\$87.99		
35796	County	COUNTY/CITY PLANNING	\$33.06	\$33.06		
35796	County	COUNTY PROP & LIAB. INS.	\$59.58	\$59.58		
35796	County	COUNTY PUBLIC SAFETY FUND	\$383.81	\$383.81		
35796	County	RELATIONSHIP VIOLENCE SERVICES	\$35.13	\$35.13		
35796	Local School	RETIREMENT-ELEMENTARY	\$253.12	\$253.12		
35796	Local School	RETIREMENT-HIGH SCHOOL	\$125.70	\$125.70		
35796	Local School	101 DESMET ELEM GEN	\$660.69	\$660.69		
35796	Local School	110 DESMET ELEM TRANS	\$195.95	\$195.95		
35796	Local School	113 DESMET ELEM TUITION	\$411.71	\$411.71		
35796	Local School	117 DESMET ELEM ADULT ED	\$4.13	\$4.13		
35796	Local School	128 DESMET ELEM TECH	\$69.74	\$69.74		
35796	Local School	150 DESMET ELEM DEBT	\$477.31	\$477.31		
35796	Local School	161 DESMET ELEM BUILD RES	\$29.44	\$29.44		
35796	Local School	201 MCHS GEN FUND	\$594.92	\$594.92		
35796	Local School	210 MCHS TRANSPORTATION	\$118.12	\$118.12		
35796	Local School	213 MCHS TUITION	\$55.44	\$55.44		
35796	Local School	217 MCHS ADULT ED	\$32.89	\$32.89		
35796	Local School	228 MCHS TECHNOLOGY	\$38.91	\$38.91		
35796	Local School	250 MCHS DEBT SERVICE	\$224.02	\$224.02		
35796	Local School	261 MCHS BUILDING RESERVE	\$50.97	\$50.97		
35796	Local School	TRANSPORTATION-HS/ELEMENTARY	\$38.57	\$38.57		
35796	Special Districts	INW	\$8,637.90	\$8,637.90		
35796	Special Districts	SOC SOIL CONSERV. DIST.	\$32.05	\$32.04		
35796	Special Districts	WQD WATER QUAL DIST.	\$131.78	\$0.00		
35796	Special Districts	MISSOULA CO.RURAL FIRE	\$2,136.71	\$2,136.70		
35796	State School	STATE HS EQUALIZATION	\$378.82	\$378.82		
35796	State School	STATE ELEM EQUALIZATION	\$568.23	\$568.23		
35796	State School	UNIVERSITY MILLS (TID)	\$81.58	\$81.57		
35796	State School	STATE SCHOOL FOUNDATION EQUAL.	\$688.76	\$688.76		
35796	State School	STATE UNIVERSITY MILLAGE	\$103.31	\$103.31		
35796	State School	STATE VO-TECH MILLAGE	\$25.83	\$25.83		

1st Half Total: \$21,270.87
2nd Half Total: \$21,139.05
Total Tax: \$42,409.92

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 09/24/2025 03:00 PM.


If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.



Missoula county

Shopping Cart: 0 items [\$0.00] 

 **New Search**

 **Detail**

 **Payoff**

 **Help**

Parcel Number: 419009003

Status: Paid

Type: RE

Owner: MFDF ENTERPRISES LLC

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2024	35796	10/12/2024	\$42,409.92	12/2/2024 6/2/2025	\$21,270.87 \$21,139.05	
2023	36278	10/29/2023	\$40,407.43	12/7/2023 5/31/2024	\$20,221.04 \$20,186.39	
2023	86311	03/16/2024	\$1,066.19	5/31/2024	\$0.00 \$1,066.19	
2022	35341	10/15/2022	\$11,584.82	12/1/2022 5/31/2023	\$5,927.51 \$5,775.09	
2021	36935	10/09/2021	\$9,140.00	11/29/2021 6/2/2022	\$4,587.31 \$4,552.69	
2020	54491	12/13/2020	\$6,574.76	12/13/2020 6/7/2021	\$3,222.16 \$3,492.37	
2019	54941	01/18/2020	\$6,301.83	1/18/2020 6/1/2020	\$3,080.70 \$3,221.13	

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

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 09/24/2025 03:00 PM.

If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.

When Recorded Return To:
Joseph Fraser
10947 Sixty Six Lane
Missoula, MT 59808

**COVENANTS AND RESTRICTIONS, AND EASEMENTS
FOR
DESCHAMPS LANE INDUSTRIAL PARK**

THESE COVENANTS AND RESTRICTIONS, AND EASEMENTS (the "Covenants") are made as of the date set forth below, by Joseph and Deborah Fraser, hereinafter jointly referred to as "Declarant", for the sole purpose of changing the form of ownership from condominiums to townhomes under the Montana Unit Ownership Act.

NOW, THEREFORE, DECLARANT HEREBY DECLARES AS FOLLOWS:

ARTICLE 1 - DEFINITIONS

Unless otherwise indicated, capitalized terms used herein shall have the same meaning given to them under that certain Declaration of Unit Ownership of Deschamps Lane Industrial Park (the "Declaration").

ARTICLE 2 – DECLARATION OF UNIT OWNERSHIP; CERTIFICATION

2.1 Incorporation of Declaration. This document, the Covenants, fully incorporates the Declaration herein in its entirety by this reference thereto.

ARTICLE 3 - EASEMENTS AND RIGHTS OF ENTRY

3.1 Rights of Entry and Use. Each Townhome and its Unit or the Common Area, as the case may be, shall be subject to the following rights of entry and use:

(A) The right of the Association, or its agents, to enter any Unit to cure any violation or breach of the Governing Documents, or to perform maintenance as described in the Declaration provided that the Owner has received notice and a hearing as required by the Bylaws (except in the case of an emergency as reasonably determined by the Association or its agents) and such Owner has failed to cure such violation within thirty (30) days after the finding of such violation by the Association or, if such violation cannot reasonably be cured within thirty (30) days, such Owner has failed to diligently take steps necessary to cure such violation within thirty (30) days after the finding of such violation by the Association.

(B) The right of the Association, or its agents to enter the Units and Common Area to perform its obligations and duties under the Declaration, including any obligations or duties with respect to construction, maintenance or repair for the benefit of the Common Area or the Owners in common; and any obligations or duties with respect to repairing, replacing or maintaining upon the Common Area any

sanitary sewer, drainage, water, electric, gas, television receiving, and cables and lines (collectively, "utility systems") serving any Unit or the Common Area.

(C) Any easements as shown on the Site Plan. These easements shall be permanent and give the Unit Owners exclusive use of the Common Areas. All Common Areas are subject to the right of the Association to enter in and upon Common Area as provided by and in accordance with the limitations upon such right set forth in the Declaration.

3.2 Support, Maintenance, and Repair Easement. The Association and each Owner shall have a non-exclusive right and easement pertaining to the Common Area and to all Units through each Unit and Common Area, for the support, maintenance and repair of the Common Area.

3.3 Encroachment Easements. If any portion of the Common Area encroaches on any Unit or if any portion of a Unit encroaches on the Common Area due to engineering errors, errors in original construction, settlement or shifting of structures, or any other similar cause, a valid easement exists for such encroachment and for the maintenance of it as long as it remains, and all Units and the Common Area are made subject to such easements, and the rights and obligations of Owners shall not be altered in any way by such encroachment; provided, however, that in no event shall a valid easement for encroachment be created in favor of an Owner or Owners if such encroachment occurred due to the intentional conduct of such Owner or Owners. In the event any structure containing a Unit is partially or totally destroyed, and then repaired or rebuilt and any minor encroachment on the Common Area results, a valid easement exists for such encroachment and for the maintenance of it as long as it remains, and all Units and the Common Area are made subject to such easements.

3.4 Power to Grant Easements. The Association shall have the power to grant and convey in the name of all the Owners as their attorney-in-fact (or in the name of the Association as to any property to which the Association holds title) to any Owner or other party easements and rights-of-way in, on, over, or under the Common Area for the purpose of other easements and for the purpose of constructing, erecting, operating or maintaining lines, cables, wires, conduits, or other devices for electricity, cable television, power, telephone and other purposes, public sewers, storm water drains and pipes, water systems, sprinkler systems, water, heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities; and each purchaser, in accepting a deed to a Townhome or Unit, expressly consents to such easements and rights of way and authorizes and appoints the Association as attorney-in-fact of such Owner to execute any and all instruments conveying or creating such easements or rights of way. However, no such easement or right of way can be granted if it would unreasonably or permanently interfere with the use, occupancy, or enjoyment by any Owner of his or her Unit or the Common Area unless approved by the unanimous vote or written consent of the Owners and the first Mortgagees.

3.5 Other Easements. Each Townhome is subject to all easements, dedications, and rights-of-way granted or reserved in, on, over, and under the Property as shown on the Site Plan.

ARTICLE 4 – COVENANTS AND USE RESTRICTIONS

This document, the covenants, hereby expressly incorporate all existing covenants for the area by this reference.

4.1 Prohibited Uses. All occupants shall be solely responsible for obtaining and maintaining all required permits and approvals required by any and all governmental bodies to operate any business on the premises.

4.2 Unlawful Activity/Nuisances. No Owner shall permit anything to be done or kept in his or her Unit or within the Project that violates any law, ordinance, statute, rule or regulation of any local, county, state or federal governmental agency.

4.3 Occupancy Limitations. In no event shall any Unit be occupied by more persons than allowed under state and local law.

4.5 Signs. All signs displayed at Units must comply with all required governmental regulations and are not allowed within the Common Area or within the Project except wholly within the Owner's Unit. The Association may summarily cause all unauthorized signs to be removed or destroyed.

4.8 Antennas and Other Additions. Except as permitted pursuant to Montana law and the Board, no Owner shall construct, install, erect or maintain any television or radio pole or antenna, satellite dish, flag pole, or clothes line within the Common Area or within the Project except wholly within such Owner's Unit.

4.9 Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept within the Project if such activity would cause a nuisance. Whether an activity would be considered a nuisance shall be determined by a majority vote of the Board if necessary. An Owner shall promptly clean up after any pet that has soiled the Common Area, and an Owner shall pay to repair any damage caused by such Owner's pet. No animal shall be allowed to make an unreasonable amount of noise or otherwise to become a nuisance. No pet shall be permitted on the Common Area; except, however, under the supervision and restraint of their Owners.

4.10 Trash. Trash, garbage and other waste shall be regularly removed from each Unit and shall be disposed of only in appropriate covered trash containers.

4.11 Insurance. Nothing shall be done or kept in or on any Unit or in or on the Property that would increase the rate of or cause the cancellation of insurance on the Project or any portion thereof without the prior written consent of the Board.

4.12 Diseases and Pests. No Owner shall permit any thing or condition to exist in his or her Unit or within the Project which can or could induce, breed, or harbor infectious plant diseases, rodents or noxious insects.

4.13 Mechanic's Liens. If a notice of mechanic's lien is filed against the Project for labor or material alleged to have been furnished to or delivered for any Owner within the Project or at his or her Unit, the Owner shall immediately cause the lien to be discharged by payment, bond or otherwise. If the Owner fails to discharge the lien, the Association may hold a hearing in accordance with the Bylaws to determine the effect of the lien and any offsets or defenses thereto. At the hearing, if the Association determines that the lien adversely and improperly affects and encumbers the ownership interests of other Owners and that no adequate protection of the interests of other Owners has been provided, the Association may cause the lien to be discharged by payment, bond or otherwise. The Association shall then levy a Reimbursement Assessment against the Owner(s) responsible for the existence of the lien. The Association may take whatever other action it deems necessary to properly protect the interests of the Owners.

4.14 Land Use and Building Type. Units shall be used only in accordance with regulations of the applicable zoning district. Structures shall be constructed of new materials except that suitable used materials such as used bricks or beams may be utilized.

4.15 Grading and Reseeding. All structures shall have a finished grade so as to have a positive drainage away from buildings. Lot owners shall reseed any disturbed ground within the same season to minimize weed growth.

4.16 Maintenance. The owner of each unit shall provide exterior maintenance of all structures, fences, lawn areas, trees, shrubs, landscaping (to include proper irrigation and weed control) for all areas within any unit or townhome. Premises and improvements thereon shall be continually maintained in a safe, clean, orderly condition.

4.17 Weed Control. The owner of each unit is responsible for control of noxious weeds and the vegetation thereon, in compliance with the Montana County Noxious Weed Control Act and the Missoula County Noxious Weed Control Management Plan. Owners are encouraged to contact the Missoula County Weed Control Board for more information on methods of control. Owners shall revegetate any ground disturbance created by construction or maintenance with beneficial species at the first appropriate opportunity after construction or maintenance is complete.

4.18 Landscaping. The common area between private property lines and the edge of the pavement shall be maintained and kept in a reasonably weed free condition by the adjacent owner. Approval shall be obtained from the Association prior to planting of trees or shrubs in the common area.

4.19 Indoor/Outdoor Manufacturing and Storage. All business, servicing, manufacturing or processing of materials, goods or products shall be conducted within enclosed buildings or outdoors if effectively screened from public view by a wall, fence, or plantings. Outdoor storage is permitted if the storage area is fenced.

4.20 Design Alternatives. Design alternatives may be incorporating to reduce the visual impact of improvements. Attention should be given to local building styles, conventions and sizes to create a harmonious appearance with the surroundings, incorporating these kinds of alternatives to building walls that face the public right-of-way.

1. Color variations
2. Off-setting planes
3. Projections and recesses
4. Step walls
5. Landscaping adjacent to the building(s)
6. Vary exterior materials
7. Incorporate windows as a principal feature
8. Provide textural diversity
9. Incorporate transparencies
10. Varied roof lines/multiple roof planes

4.21 Utilities. All utility lines shall be places underground. Unit owners shall obey the rules and requirements of the utility companies holding a utility easement.

4.22 Address Signage. Address signs shall be affixed to the building or fence facing the street and shall be at least five inches in height, contrasting to the color of the building. Unit owners shall affix reflective signage to the mailbox post or other post near the driveway entrance that can be seen in either direction from the roadway. The signage must be the type as approved by the Missoula Rural Fire District.

4.23 Alterations to Units. Notwithstanding the provisions in Section 5 herein Owners may alter or remodel their Units, if the alterations do not (i) impair or affect the utilities or other systems servicing the Common Area or another Unit; or (ii) involve altering the Common Area. Each Owner must comply with all laws and ordinances regarding alterations and remodeling.

ARTICLE 5 – ARCHITECTURAL CONTROL

5.1 Permits. Before commencement of any improvements, the Owner shall comply with all appropriate governmental laws and regulations and shall obtain, at such Owner's sole expense, all required permits.

ARTICLE 6 - MISCELLANEOUS PROVISIONS

6.1 Construction of Provisions. The provisions of the Covenants shall be reasonably construed to effect its purpose of creating a uniform plan for the development and operation of a townhome project pursuant to the provisions Montana Code Annotated Title 70, Chapter 23.

6.2 Independence of Provision. The provisions of the Covenants shall be independent and severable. Invalidation or partial invalidation of any provision of the Covenants by judgment or court order shall not affect any other provision of the Covenants, and the remaining provisions shall remain in full force and effect.

6.3 Failure Not a Waiver. The failure of Declarant, any Owner, the Association or its officers or agents to enforce any of the covenants, conditions, restrictions, limitations, reservations, grants or easements, rights, right-of-way, liens charges or equitable servitudes contained in the Governing Documents shall not constitute a waiver of the right to enforce the same thereafter.

6.4 Notices. Any notice permitted or required herein may be delivered either personally or by mail. If delivery is by mail, it shall be deemed to have been delivered 72 hours after a copy of the notice has been deposited in the United States mail, first class or registered, postage prepaid, addressed to the person to be notified at the current address given by that person to the Secretary of the Board or addressed to the Townhome of that person, if no address has been given to the Secretary.

6.5 Headings. The headings used herein are for convenience and reference only and the words contained therein shall not be held to expand, modify, or aid in the interpretation, construction, or meaning of this document.

6.6 Number/Gender. The singular shall include the plural and the plural the singular unless the context requires the contrary; and the masculine, feminine and neutral shall each include the masculine, feminine or neutral, as the context may require. "Person" shall include any individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

6.7 Amendments. The Covenants may be amended as laid out in the Bylaws, Section 14(A). Any amendment must be certified in a writing executed and acknowledged by the president of the Association and recorded in the Missoula County Clerk & Recorder's Office.

6.8 Reserved.

6.9 Successor Statutes. Any reference in the Governing Documents to a statute shall be deemed a reference to any amended or successor statute.

6.10 Recitals. The recitals contained on page 1 shall be incorporated in and made a part of the Declaration.

6.11 Exhibits. All Exhibits attached to the Declaration are fully incorporated herein in their entirety and made a part hereof by this reference.

6.12 Controlling Language. The Declaration shall control if any provisions in the Covenants contradict any language in the Declaration.

IN WITNESS WHEREOF, the Declarant Joseph Fraser caused the Covenants to be made and executed it according to the Montana Unit Ownership Act, Montana Code Annotated § 70-23-101 et. seq., on this 24 day of October, 2018.

DECLARANT:

Joseph Fraser
Joseph Fraser

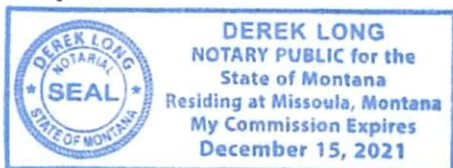
STATE OF MONTANA)

:ss

County of Missoula)

On this 24 day of October, 2018, before me the undersigned, a Notary Public for the State of Montana, personally appeared Joseph Fraser, known to me to be the person whose name is subscribed to the within 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 first above written in this certificate.



Derek Long
Notary Public for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____, 20__

IN WITNESS WHEREOF, the Declarant Deborah Fraser caused the Covenants to be made and executed it according to the Montana Unit Ownership Act, Montana Code Annotated § 70-23-101 et. seq., on this 24 day of October, 2018.

DECLARANT:

Deborah Fraser
Deborah Fraser

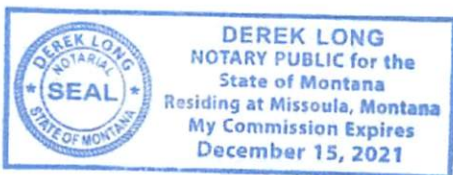
STATE OF MONTANA)

:ss

County of Missoula)

On this 24 day of October, 2018, before me the undersigned, a Notary Public for the State of Montana, personally appeared Deborah Fraser, known to me to be the person whose name is subscribed to the within 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 first above written in this certificate.



Derek Long
Notary Public for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____, 20__

For fields that are not applicable, enter NA. Record additional information in the REMARKS section.

53326

LAST DEED

pg
3

Return to:
MFDF Enterprises LLC
PO Box 16113
Missoula MT 59808

202118698 B:1080 P:228 Pages:3 Fee:\$24.00
07/30/2021 11:05:27 AM Quit Claim Deed
Tyler R. Gernant, Missoula County Clerk & Recorder



QUITCLAIM DEED

FOR VALUE RECEIVED Dean J. Fontaine and Michelle M. Fontaine, Grantors, do hereby convey, release, remise and forever quit claim unto, Grantee:

MFDF Enterprises LLC.
PO Box 16113
Missoula MT 59808

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

Please see attached Exhibit A

This deed releases all interest acquired by Grantors, Dean J. Fontaine and Michelle M. Fontaine in and to the subject property from the date hereof through and including the date of recording.

DATED this 30th day of July, 2021

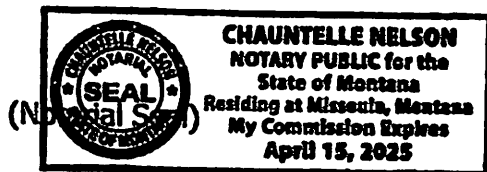

Dean J. Fontaine


Michelle M. Fontaine

Return to:
MFDF Enterprises LLC
PO Box 16113
Missoula, MT 59808

STATE OF MONTANA)
County of Missoula) : ss

ACKNOWLEDGED before me by this 30 day of July, 2021,
by Dean + Michelle Fontaine



Chauntele Nelson
Notary Public for the State of Montana
Printed Name: Chauntele Nelson
Residing at: Missoula, MT
My commission expires: 4/15/25

EXHIBIT 'A'

LEGAL DESCRIPTION:

TOWNHOME UNIT 3 (ALSO KNOWN AS LOT 3) OF DESCHAMPS LANE INDUSTRIAL PARK, A COMMERCIAL TOWNHOME PROJECT LOCATED ON THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF THE HIETT DEVELOPMENT, PHASE 1, A SUBDIVISION OF MISSOULA COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY OF SAID HIETT DEVELOPMENT PARK, S86 DEGREES 32'03"E 77, 775.38 FEET TO A POINT ON THE WEST BOUNDARY OF RACETRACK INDUSTRIAL PARK, A SUBDIVISION OF MISSOULA COUNTY; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST BOUNDARY OF RACETRACK INDUSTRIAL PARK: S3 DEGREES 28'20"W 189.98 FEET; THENCE S19 DEGREES 05'55"E 497.77 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF SAID RACETRACK INDUSTRIAL PARK, LOT 7, AN AMENDED SUBDIVISION PLAT OF MISSOULA COUNTY: S61 DEGREES 14'03"W 273.29 FEET; THENCE S7 DEGREES 18'47"E 197.80 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC LENGTH OF 37.78 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, OF RADIUS 200.00 FEET AND DELTA 10 DEGREES 49'25"E TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, S3 DEGREES 30'38"W 63.75 FEET; THENCE S86 DEGREES 31'53"E 148.20 FEET; THENCE N59 DEGREES 25'02"E 212.88 FEET TO THE NORTHWEST CORNER OF LOT 1B OF HAFFNER SUBDIVISION, A SUBDIVISION OF MISSOULA COUNTY; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 1B, S30 DEGREES 34'58"E 470.00 FEET TO THE SOUTHERLY CORNER OF SAID LOT 1B; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARIES OF PORTION 'B' OF CERTIFICATE OF SURVEY NO. 3760 AND PORTION A' OF CERTIFICATE OF SURVEY NO. 3586, RECORDS OF MISSOULA COUNTY: S59 DEGREES 25'02"W 841.67 FEET; THENCE S3 DEGREES 26'03"W 559.14 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF DESCHAMPS LANE SUBDIVISION NO. 2, A SUBDIVISION OF MISSOULA COUNTY; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 5, N86 DEGREES 40'55"W 666.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 5, N3 DEGREES 27'44"E 2393.36 FEET TO THE TRUE POINT OF BEGINNING.

AS DESCRIBED AND DEFINED IN DECLARATION OF UNIT OWNERSHIP RECORDED AS TOWN000059; IN BYLAWS RECORDED IN BOOK 1006 OF MICRO RECORDS AT PAGE 284; AND IN COVENANTS RECORDED IN BOOK 1006 OF MICRO RECORDS AT PAGE 285. TOGETHER WITH AN UNDIVIDED 12.5% INTEREST IN THE COMMON AREAS AS DEFINED IN SAID DECLARATION, BYLAWS AND COVENANTS.