



SECURITY TITLE COMPANY

**SECURE TITLES,
SOLID ESCROW**
(THAT'S WHAT WE DO)

Property Profile

Prepared for	_____
Company	Endstate Commercial
Property Address	7795 Thorpe Road Bozeman, MT 59718
Abbreviated Legal	Remainder Tract 2 as shown on Certificate of Survey No. 527A, located in the NE1/4NE1/4 of Section 22, Township 1 South, Range 4 East

GROUNDED
IN MONTANA.
Last Deed of Record
ROOTED IN
COMMUNITY.



Upon Recording Please
Return To:

ATLAS HOLDINGS, LLC
1202 Holly Drive
Bozeman, MT 59715

MTE#7001-14862

2500458

Page: 1 of 2 12/29/2014 02:55:43 PM Fee: \$14.00
Charlotte Mills - Gallatin County, MT DEED



WARRANTY DEED

For value received, BRENT SHOBER, the Grantor, does hereby grant, bargain, sell, convey and confirm unto ATLAS HOLDINGS, LLC, a Montana limited liability company, of 1202 Holly Drive, Bozeman, Montana, 59715, the Grantee, the following described premises, in Gallatin County, Montana to-wit:

A tract of land located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22, Township 1 South, Range 4 East, Montana Principal Meridian, Gallatin County, Montana and being the remainder portion of Certificate of Survey, recorded in Film 4, page 645. Beginning at the Northeast corner of Section 22; thence South 00°43' East, along the East line of that section a distance of 570.00 feet, thence North 87°49'08" West, a distance of 132.00 feet; thence North 02°10'52" East, a distance of 330.00 feet; thence North 87°49'08" West, a distance of 158.40 feet; thence South 00°43' East, a distance of 510.00 feet; thence North 89°51' East, a distance of 290.40 feet; thence North 00°43' West, a distance of 180.00 feet, to the point of beginning. [Deed Reference: Film 105, page 3329]

TO HAVE AND TO HOLD the described premises, with their appurtenances unto the Grantee, and the Grantor does hereby covenant to and with the Grantee that he is the owner of the premises in fee simple; that the premises are free from all encumbrances except zoning ordinances, building and use restrictions, reservations in federal patents and previous conveyances, beneficial easements apparent or of record, covenants of record, terms and conditions of subdivision plat approval and the lien of the taxes for 2014 and subsequent years; that this

conveyance includes and incorporates by this reference those covenants contained in Section 30-11-110, MCA, and that he will warrant and defend the same from all lawful claims whatsoever.

Dated this 29th day of December 2014

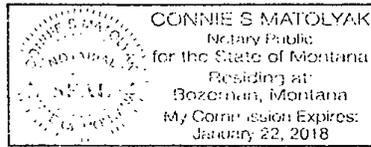
Brent Shober
BRENT SHOBER

STATE OF MONTANA)
 : ss
COUNTY OF GALLATIN)

This instrument was acknowledged before me on this 29 day of December 2014 by Brent Shober.

Connie S. Matolyak

Notary Public for the State of Montana
Printed name: Connie S. Matolyak
Residing at Bozeman, Montana
My Commission expires: 1/22/18, 20__



GROUNDED
IN MONTANA.
County Tax Information
ROOTED IN
COMMUNITY.





Shopping Cart: 0 items [\$0.00] 🛒

- [🔍 New Search](#)
- [📅 History](#)
- [💰 Payoff](#)
- [💰 PayTaxes](#)
- [? Help](#)

Property/Parcel TaxID: RFF15137

Status: Current

Receipt: 16903

2025 Owner(s):
ATLAS HOLDINGS LLC

Mailing Address:

1202 HOLLY DR
BOZEMAN, MT 597155935

Levy District:

2368-03, 44R Belgrade(R)CVF-BGPR

[📄 Tax Comparison](#)

2025 Value:

Market Value \$1,080,000
Taxable: \$18,468

[📄 Detail](#)

2025 Taxes:

[📊 View Pie Charts](#)

First Half:	\$4,436.13	Due: 12/8/2025
Second Half:	\$4,436.13	Due: 6/1/2026
Total:	\$8,872.26	

[📄 Show Current Tax Bill](#)

[📄 Detail](#)

2025 Payments:

First Half:	\$4,436.13
Second Half:	\$0.00
Total:	\$4,436.13

(May include penalty & interest)

2025 Legal Records:

Geo Code: 06-0903-22-1-01-11-0000 **Instru#:** 2500458 **Date:** 2014-12-29

Property address: 7795 THORPE RD, BOZEMAN MT 59715

TRS: T01 S, R04 E, Sec. 22

Legal: S22, T01 S, R04 E, C.O.S. 527A, PARCEL

2, ACRES 2.4

Acres: 2.40

COS: 527A

Note:

If you are having trouble using this search page, please contact our office at 406-582-3033.

If you believe there is an error on the property owner's name, geo-code, address, etc., or have questions regarding your market and/or taxable value, please contact the Montana Department of Revenue – Bozeman Office, at 406-582-3400.

*The accuracy of this data is not guaranteed. Property tax data was last updated 02/12/2026 10:30 AM.



Shopping Cart: 0 items [\$0,00]

New Search

Detail

Help

Property/Parcel TaxID: RFF15137

Status: Current

Type: RE

Owner: ATLAS HOLDINGS LLC

Value Breakdown:

Year	Property/Parcel TaxID	Class Code	Description	Market Value	Taxable Value
2025	RFF15137	2107	Commercial Tract Land	\$829,089	\$14,177
2025	RFF15137	3307	Improvements on Commercial Tract Land	\$250,911	\$4,291

Current Market Value: \$1,080,000

Current Taxable Value: \$18,468

Note:

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Payments can be sent to:

Gallatin County Treasurer
311 West Main, Room 103
Bozeman, MT 59715

Please include your parcel/taxpayer ID# and your phone number on your check.

Please direct any questions to:

(406)582-3030 or treasurer@gallatin.mt.gov



Shopping Cart: 0 items [\$0.00] 🛒

- [🔍 New Search](#)
- [📄 Detail](#)
- [📊 View Pie Charts](#)
- [? Help](#)

Tax Year: 2025 **Property/Parcel TaxID:** RFF15137
Status: Current
Type: RE
Owner: ATLAS HOLDINGS LLC

2025 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
16903	CITY/RURAL	CITY/RURAL TAXES	\$18.28	\$18.28
16903	COUNTY	COUNTY TAXES	\$606.13	\$606.13
16903	FIRE DISTRICT	FIRE DISTRICT	\$534.28	\$534.28
16903	PUBLIC SAFETY	PUBLIC SAFETY	\$314.97	\$314.97
16903	SCHOOL	LOCAL SCHOOL TAXES	\$1,844.12	\$1,844.12
16903	SPECIAL: 0110	GLTN CONSV DIST MILLS	\$4.80	\$4.80
16903	SPECIAL: 0112	GLTN CO WTR QUALITY (FEE)	\$3.63	\$3.63
16903	SPECIAL: 0300	OPEN SPACE BOND MILLS	\$8.31	\$8.31
16903	SPECIAL: 7375	BLGRD TRAILS & PARKS	\$155.13	\$155.13
16903	STATE SCHOOL	STATE SCHOOL TAXES	\$877.23	\$877.23
16903	UNIVERSITY	UNIVERSITY/COLLEGE	\$69.25	\$69.25
			1st Half Total:	\$4,436.13
			2nd Half Total:	\$4,436.13
			Total Tax:	\$8,872.26

Note:

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Shopping Cart: 0 items [\$0.00] 🛒

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- [📄 Detail](#)
- [📊 Payoff](#)
- [? Help](#)

Property/Parcel TaxID: RFF15137

Status: Current

Type: RE

Owner: ATLAS HOLDINGS LLC

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2025	16903	10/28/2025	\$8,872.26	1/9/2026	\$4,436.13 \$0.00	
2024	75324	10/30/2024	\$11,153.18	12/11/2024 12/11/2024	\$5,576.60 \$5,576.58	
2023	17321	11/13/2023	\$10,938.04	12/18/2023 12/18/2023	\$5,469.03 \$5,469.01	
2023	76399	03/13/2024	\$419.04	4/26/2024	\$0.00 \$419.04	
2022	15137	10/24/2022	\$8,396.84	11/18/2022 11/18/2022	\$4,198.43 \$4,198.41	
2021	15137	10/27/2021	\$7,906.65	11/23/2021 11/23/2021	\$3,953.33 \$3,953.32	
2020	15808	11/05/2020	\$7,439.88	11/24/2020 11/24/2020	\$3,719.95 \$3,719.93	
2019	15137	10/30/2019	\$8,176.29	11/13/2019 7/23/2020	\$4,088.15 \$4,088.14	
2018	15137	10/31/2018	\$7,641.98	11/2/2018 7/15/2019	\$3,824.30 \$3,817.68	
2017	15137	10/31/2017	\$7,441.62	10/27/2017 5/2/2018	\$3,724.12 \$3,717.50	
2016	15137	11/16/2016	\$6,837.81	11/21/2016 5/23/2017	\$3,422.21 \$3,415.60	
2015	15137	10/31/2015	\$6,378.50	11/16/2015 7/5/2016	\$3,192.56 \$3,280.21	
2014	15137	10/31/2014	\$6,939.63	12/29/2014 12/29/2014	\$3,571.12 \$3,466.51	
2013	103094	08/04/2014	\$60.00	8/4/2014	\$0.00 \$60.00	
2013	15137	10/31/2013	\$6,899.69	12/13/2013 8/4/2014	\$3,534.51 \$3,576.85	
2012	15137	10/24/2012	\$6,979.23	12/13/2013 12/13/2013	\$3,924.17 \$3,743.57	

2011	15137	10/31/2011	\$6,948.16	2/2/2012 1/22/2013	\$3,588.52 \$3,764.92
2010	15137	10/31/2010	\$2,651.66	4/22/2011 9/20/2011	\$1,406.03 \$1,389.87
2009	15137	10/31/2009	\$2,498.06	1/12/2011 1/12/2011	\$1,417.04 \$1,348.09
2008	15137	10/31/2008	\$2,269.57	4/6/2009 4/6/2009	\$1,186.75 \$1,131.77
2007	15137	10/18/2007	\$416.49	11/8/2007 11/8/2007	\$211.25 \$205.24
2006	15137	10/18/2006	\$391.43	9/6/2007 9/6/2007	\$217.55 \$201.35
2005	15137	10/24/2005	\$394.78	11/22/2005 11/22/2005	\$200.40 \$194.38
2004	15137	10/18/2004	\$339.59	11/15/2004 12/29/2004	\$172.81 \$166.78
2003	15137	10/20/2003	\$340.23	11/12/2003 11/12/2003	\$173.12 \$167.11
2002	15137	10/12/2002	\$316.09	11/14/2002 11/14/2002	\$161.05 \$155.04
2001	15137	10/13/2001	\$268.05	11/15/2001 11/15/2001	\$137.04 \$131.01
2000	15137	10/31/2000	\$218.97	11/27/2000 11/27/2000	\$113.38 \$105.59
1999	15137	11/17/1999	\$182.82	12/6/1999 12/6/1999	\$95.13 \$87.69

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

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Office Hours: Monday - Friday 8:00 AM to 5:00 PM – closed on all legal holidays



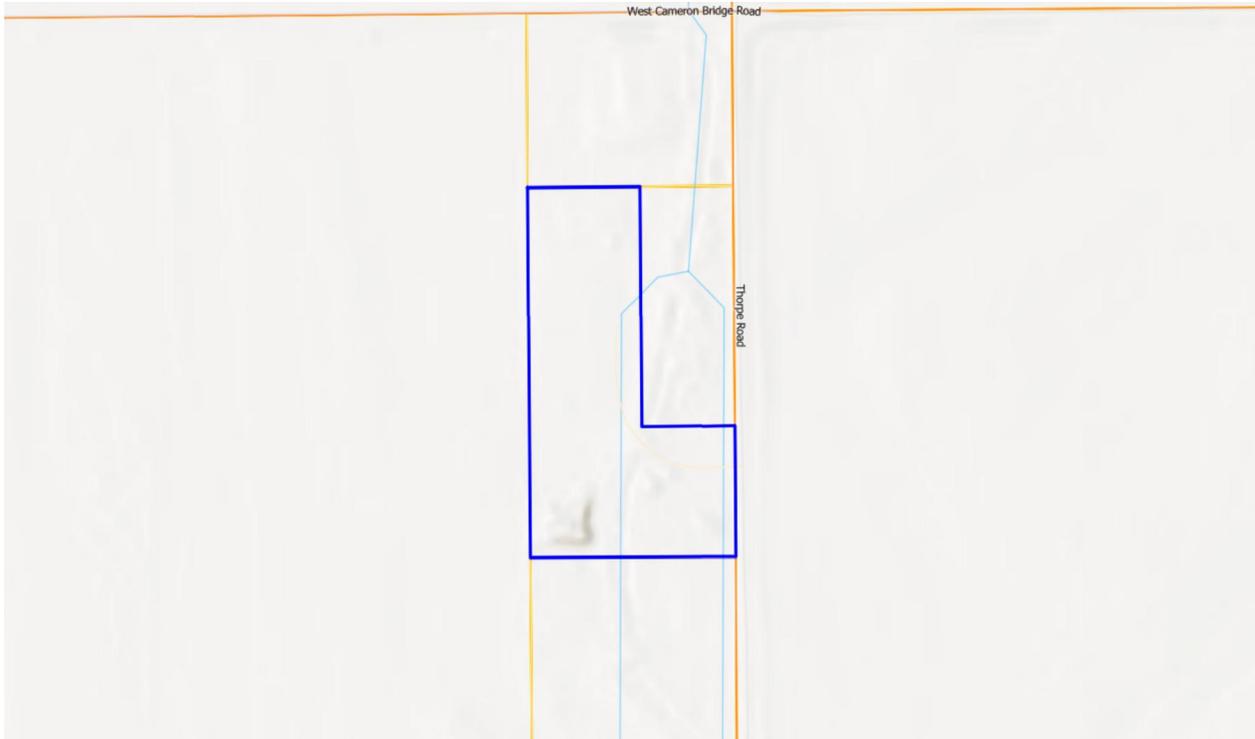
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GROUNDED
IN MONTANA.
Montana Cadastral
ROOTED IN
COMMUNITY.



Tax Year: 2026

Scale: 1:2433.24 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 06-0903-22-1-01-11-0000

Assessment Code: 00RFF15137

Primary Owner:

ATLAS HOLDINGS LLC
1202 HOLLY DR
BOZEMAN, MT 59715-5935
Note: See Owners section for all owners

Property Address:

7795 THORPE RD
BOZEMAN, MT 59715

Certificate of Survey: 527A

Legal Description: S22, T01 S, R04 E, C.O.S. 527A, PARCEL 2, ACRES 2.4

Last Modified: 1/23/2026 20:55:0 PM



Cadastral Property Report

Tax Year: 2026

General Property Information

Neighborhood: 206.111.C	Property Type: Improved Property
Living Units: n/a	Levy District: 06-236803-44R 03
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership: General: n/a	Limited: n/a

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	n/a	n/a
Fallow	n/a	n/a
Irrigated	n/a	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farm-site	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	n/a	n/a
Total Forest Land	n/a	n/a
Total Market Land	2.4	n/a

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
12/29/2014	n/a	n/a	12/29/2014	2500458	Warranty Deed
9/9/2014	n/a	n/a	9/9/2014	2491513	Quit Claim Deed
4/18/2006	2225	180D	N/A	n/a	n/a

Owners



Cadastral Property Report

Tax Year: 2026

Party #1

Default Information:	ATLAS HOLDINGS LLC 1202 HOLLY DR BOZEMAN, MT 59715-5935
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	10/15/2021 9:36:29 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	829089	250911	1080000	INCOME
2024	324992	971570	1296562	COST
2023	324992	971570	1296562	COST

Market Land

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 104544	Acres: n/a
Class Code: 2207	Value: n/a

Dwellings

No dwellings exist for this parcel

Other Buildings

Tax Year: 2026

Outbuilding/Yard Improvement #1

Type: Commercial Description: CRS2 - Utility Building, metal

Quantity: 1 Year Built: 2010

Grade: A Condition: Com 3 Normal

Functional: 3-Normal Class Code: 3507

Dimensions

Width/Diameter: 8 Length: 40
Size/Area: n/a Height: n/a
Bushels: n/a Circumference: n/a

Outbuilding/Yard Improvement #2

Type: Commercial Description: CRS2 - Utility Building, metal

Quantity: 1 Year Built: 2010

Grade: A Condition: Com 3 Normal

Functional: 3-Normal Class Code: 3507

Dimensions

Width/Diameter: 8 Length: 20
Size/Area: n/a Height: n/a
Bushels: n/a Circumference: n/a

Outbuilding/Yard Improvement #3

Type: Commercial Description: CRF3 - Fence, stockade (commercial)

Quantity: 1 Year Built: 2008

Grade: A Condition: Com 3 Normal

Functional: 3-Normal Class Code: 3507

Dimensions

Width/Diameter: n/a Length: 103
Size/Area: n/a Height: 6
Bushels: n/a Circumference: n/a

Outbuilding/Yard Improvement #4

Type: Commercial Description: CRF3 - Fence, stockade (commercial)

Quantity: 1 Year Built: 2008

Grade: A Condition: Com 3 Normal

Functional: 3-Normal Class Code: 3507

Dimensions

Width/Diameter: n/a Length: 80
Size/Area: n/a Height: 8
Bushels: n/a Circumference: n/a



Cadastral Property Report

Tax Year: 2026

Outbuilding/Yard Improvement #5

Type: Commercial	Description: CPA2 - Paving, concrete, 4"
Quantity: 1	Year Built: 2007
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 3914	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	n/a	401 - Industrial, Manufacturing & Processing	1	2007

Existing Building #1

General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 401 - Industrial, Manufacturing & Processing	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2007	Year Remodeled: n/a
Class Code: 3507	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 02	Level To: 02
Use Type: 053 - Office	
Dimensions	
Area:	Perimeter: 65
Use SK Area:	Wall Height:
Features	
Exterior Wall Desc: 02 - Frame	Construction: 1-Wood Frame/Joist/Beam
Economic Life: 35	% Interior Finished: 100
Partitions:	Heat Type:
AC Type:	Plumbing:
Physical Condition: 3-Normal	Functional Utility: 3-Normal

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

Interior/Exterior Data #2



Cadastral Property Report

Tax Year: 2026

Level From: 01 Use Type: 053 - Office		Level To: 01						
Dimensions Area: Use SK Area:		Perimeter: 65 Wall Height:						
Features Exterior Wall Desc: 02 - Frame Economic Life: 35 Partitions: AC Type: Physical Condition: 3-Normal		Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: Plumbing: Functional Utility: 3-Normal						
Other Features Description		Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Interior/Exterior Data #3								
Level From: 01 Use Type: 044 - Manufacturing, Light		Level To: 01						
Dimensions Area: Use SK Area:		Perimeter: 415 Wall Height:						
Features Exterior Wall Desc: 07 - Metal, light Economic Life: 35 Partitions: AC Type: Physical Condition: 3-Normal		Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: Plumbing: 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	

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: 2026

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GROUNDED
IN MONTANA.
ROOTED IN
COMMUNITY.

**Plat Map or
Certificate of Survey**

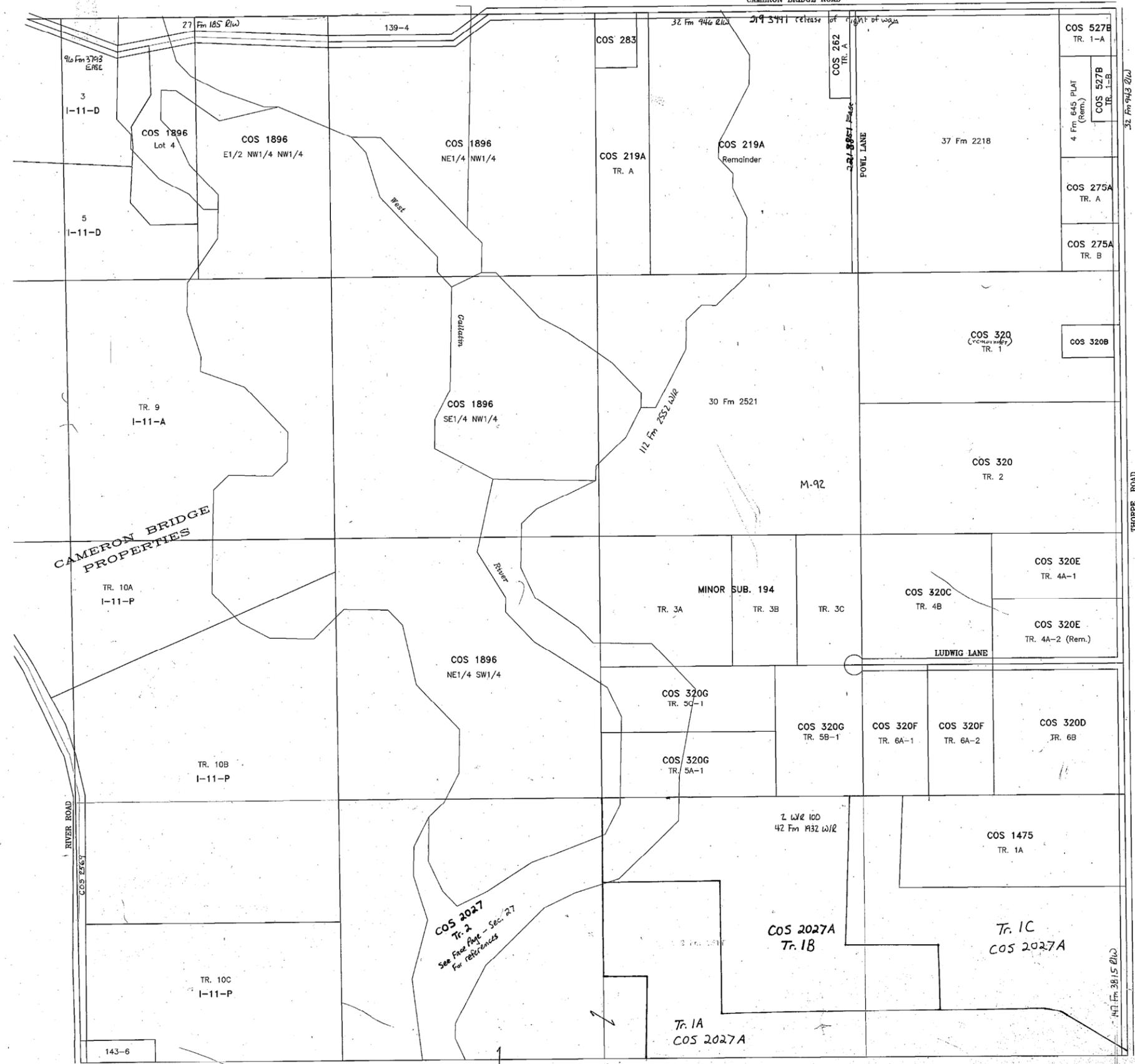


Important Note:

This is a photocopy of a County map/plat. Security Title Company of Montana assumes no liability for the accuracy thereof.

DISCLAIMER: This plot is a visual representation only and does not represent a survey. No liability is assumed as to the accuracy delineated hereon.

Scale 1" = 300'



TOWNSHIP 1 S RANGE 4 E
SECTION 22

C:\SURVEYS\SECTIONS\101504E22 F-1 Oct 25 15:08:18 1995

COS 2027
Tr. 2
See Final Plat - Sec. 27
For REFERENCES

CAMERON BRIDGE
PROPERTIES

143-6

1/4 Fm 38 15 21/2

3/2 Fm 943 21/2

COS 527B
TR. 1-A

4 Fm 645 PLAT
(Rem.)
COS 527B
TR. 1-B

COS 275A
TR. A

COS 275A
TR. B

COS 320B

COS 320E
TR. 4A-1

COS 320E
TR. 4A-2 (Rem.)

COS 320D
TR. 6B

COS 1475
TR. 1A

Tr. 1C
COS 2027A

COS 2027A
Tr. 1B

Tr. 1A
COS 2027A

COS 283

COS 219A
TR. A

COS 219A
Remainder

37 Fm 2218

COS 320
(Remainder)
TR. 1

COS 320
TR. 2

COS 320C
TR. 4B

COS 320G
TR. 5C-1

COS 320G
TR. 5A-1

COS 320G
TR. 5B-1

COS 320F
TR. 6A-1

COS 320F
TR. 6A-2

MINOR SUB. 194
TR. 3A TR. 3B TR. 3C

30 Fm 2521

1/2 Fm 2552 1/2

COS 1896
SE 1/4 NW 1/4

COS 1896
NE 1/4 NW 1/4

COS 1896
E 1/2 NW 1/4 NW 1/4

COS 1896
Lot 4

3
I-11-D

5
I-11-D

TR. 9
I-11-A

TR. 10A
I-11-P

TR. 10B
I-11-P

TR. 10C
I-11-P

139-4

32 Fm 946 21/2

COS 262
TR. A

POWL LANE

M-92

LUDWIG LANE

2 W/2 100
42 Fm R32 W/2

RIVER ROAD

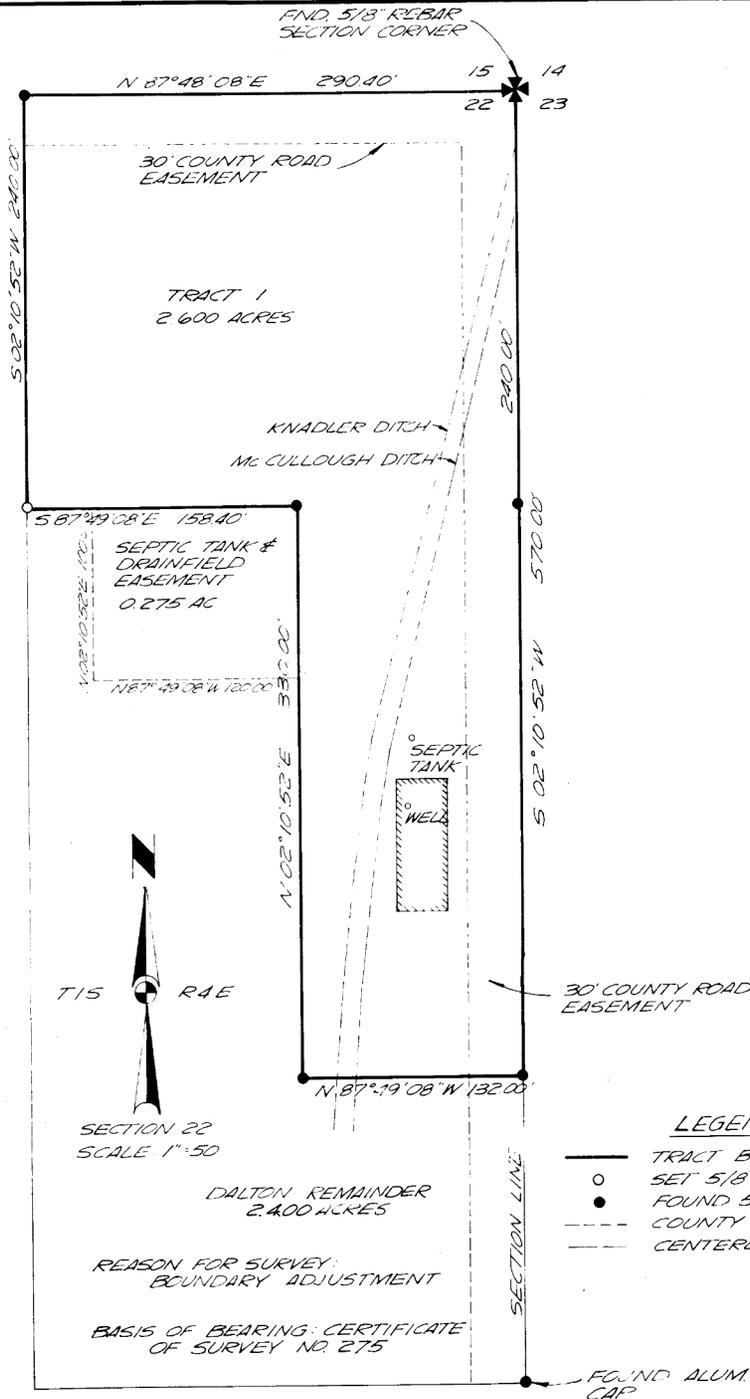
COS 2563

CAMERON BRIDGE ROAD

3/2 Fm 943 21/2

CERTIFICATE OF SURVEY NO. 527-A

A TRACT OF LAND LOCATED IN THE NE 1/4 NE 1/4, SEC 22, T15, R4E, MPM
GALLATIN COUNTY, MONTANA
LAND OWNER: HARVEY DALTON



DESCRIPTION

A tract of land located in the Northeast 1/4 Northeast 1/4 Section 22, Township 1 South, Range 4 East, Montana Principal Meridian, Gallatin County, Montana and being more particularly described as follows:

Beginning at the northeast corner of said Section 22; thence South 02° 10' 52" West, along the east line of said section, a distance of 570.00 feet; thence North 87° 49' 08" West, a distance of 132.00 feet; thence North 02° 10' 52" East, a distance of 330.00 feet; thence North 87° 49' 08" West, a distance of 158.40 feet; thence North 02° 10' 52" East, a distance of 240.00 feet; thence South 89° 49' 08" East, along the east-west section line, a distance of 290.40 feet, to the point of beginning and containing 2.600 acres.

CERTIFICATE OF SURVEYOR

I, James A. Cummings, a Registered Professional Engineer and Land Surveyor in the State of Montana, Reg. No. 3111 ES, do hereby certify that on JULY 21, 1978, I supervised the survey of Certificate of Survey No. 527-A, and platted same as shown on the accompanying plat and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 11-3859 through 11-3876, R.C.M., 1947 and the applicable subdivision regulations.

Dated this 2ND day of AUGUST, 1978

Survey Party Chief

James A. Cummings
James A. Cummings, Reg. No. 3111 ES

CERTIFICATE OF EXAMINING LAND SURVEYOR

Examined for errors and omissions by Robert Babb, Reg. No. 4523 ES.

Dated this 2nd day of AUGUST, 1978

Robert H. Babb
Robert Babb, Reg. No. 4523 ES



52010

CLERK AND RECORDER

I, Carl L. Stucky, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office this 2 day of August, 1978, at 4:45 P.M.
C.O.S. No. 527-A, Records of the County Clerk and Recorder, Gallatin County, Montana.

Carl L. Stucky
Clerk and Recorder

By: Carl M. Joyner

CERTIFICATE OF EXEMPTION

I, Harvey Dalton, do hereby acknowledge that this survey is for a boundary adjustment as defined under Section 11-3862 (Ga) of the Montana Subdivision and Platting Act, 1947, R.C.M.

Dated this 1ST day of AUG, 1978

Harvey Dalton
Harvey Dalton

ABOUT US

Security Title Company is Southwest Montana's locally owned title insurance and escrow company. It's our honor to provide peace of mind to our friends and neighbors by eliminating risk during real estate transactions.

WHAT WE DO

For over 40 years, we have proudly served the people of Southwest Montana, instilling confidence when real estate changes hands.

TITLE SEARCH

Each property has a history. Our experts dig to get a thorough story of the property you're buying.

TITLE INSURANCE

Title insurance protects you from your property's past and problems that could arise from it.

CLOSING SERVICES (ESCROW)

We make sure taxes are paid, closing costs collected and the deed is prepared and transferred before the keys are handed over.

DEVELOPMENT

Looking at developing a piece of land? We will help you through the process. Ask about developer rates.

