



**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.: **1133803-FT**

Last Grantee of Record: **John Paul Grosch and Hilary Grosch-Edgerton**

Property Address (if of record): **11315 Highway 2 E, West Glacier, MT 59936**

Brief Legal Description: **S15, T31 N, R19 W. ACRES 17.46, TR 2 IN NE4NW4, C.O.S. 22277-A**

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: John P. Grosch
P.O. Box 1491
LIBBY MT 59923



Debbie Pierson, Flathead County MT by VS

202300002145
Page: 1 of 1
Fees: \$8.00
2/10/2023 3:10 PM

QUIT CLAIM DEED

For Value Received, the grantor(s): John Paul Grosch

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

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

Whose address is: P.O. Box 1491
LIBBY MT. 59923

The following described premises, in Flathead County, Montana, to wit:
Parcel A Certificate of Survey No. 22277

NE 1/4 NW 1/4, Section 15, T. 31 N., R. 19 W.
Principal Meridian, Montana, Flathead County, Montana

Approved 02/10/23 MW 0604950

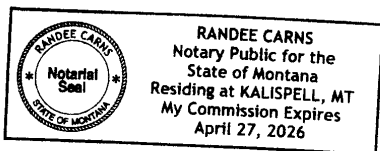
Together with the appurtenances.

Dated: 2/10/23

[Signature]

STATE OF Montana COUNTY OF Flathead

This instrument was acknowledged before me on the 10 day of
February 2023, by John Paul Grosch



Randee Carns
Notary Public Signature
Randee Carns
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#: 0604950

Status: Delinquent

Receipt: 202388403

2023 Owner(s):
GROSCH, JOHN PAUL
GROSCH-EDGERTON, HILARY

Mailing Address:
PO BOX 1491
LIBBY, MT 59923

Legal Description:
TR 2 IN NE4NW4

[Tax Comparison](#)

2023 Value:

Market: \$554,412
Taxable: \$7,485

[Detail](#)

2023 Taxes:

First Half: \$1,321.36 **Due:** 11/30/2023
Second Half: \$1,449.32 **Due:** 5/31/2024
Total: \$2,770.68

[View Pie Charts](#)

[Show Current Tax Bill](#)

[Detail](#)

2023 Payments:

First Half: \$0.00
Second Half: \$0.00
Total: \$0.00

(May include penalty & interest)

2023 Legal Records:

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

Property address: 11315 HIGHWAY 2 E, WEST GLACIER MT 59936

TRS: T31, R19, Sec. 15

Legal: TR 2 IN NE4NW4

Acres: 17.46

COS: 22277-A RETRACE

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

Montana

Shopping Cart: 0 items [\$0.00]

New Search

Detail

Payoff

Help

Assessor#: 0604950

Status: Delinquent

Type: RE

Owner: GROSCH, JOHN PAUL

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2023	202340468	09/29/2023	\$2,642.69		\$0.00 \$0.00	
2023	202388403	02/28/2024	\$127.99		\$0.00 \$0.00	
2022	202217562	11/01/2022	\$1,134.44	11/18/2022 5/22/2023	\$567.23 \$567.21	
2021	202117338	11/01/2021	\$1,134.82	11/15/2021 2/11/2022	\$567.43 \$567.39	
2020	202017022	11/01/2020	\$1,048.56	11/9/2020 4/23/2021	\$524.30 \$524.26	
2019	201916835	11/01/2019	\$1,058.18	11/22/2019 5/4/2020	\$529.11 \$529.07	
2018	201816621	11/01/2018	\$1,000.35	12/5/2018 4/8/2019	\$500.20 \$500.15	
2017	201716443	11/01/2017	\$989.94	11/27/2017 5/24/2018	\$494.99 \$494.95	
2016	201616316	11/01/2016	\$959.58	11/17/2016 7/10/2017	\$479.81 \$497.37	
2015	201516211	11/01/2015	\$951.89	12/4/2015 5/17/2016	\$475.95 \$475.94	
2014	201416146	11/01/2014	\$920.97	12/5/2014 6/2/2015	\$460.50 \$460.47	
2013	201316131	11/01/2013	\$869.86	12/2/2013 5/28/2014	\$434.95 \$434.91	

**** 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 03/28/2024 04:00 PM.

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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: \$127.99**

ASSESSOR#: 0604950 STATEMENT#: 202388403		
Property Location:	11315 HIGHWAY 2 E	
Legal Description:	(1) 07-4295-15-2-01-01-0000 Sec:15 Twn:31 Rng:19 TR 2 IN NE4NW4	
	Valuation Type	Market Value
	Real Estate	433,392
	Improvements	121,020
	Personal Property	0
	TOTAL	554,412
		5,851
		1,634
		0
		7,485

Billing date: 02/28/2024

GROSCH, JOHN PAUL
 GROSCH-EDGERTON, HILARY
 PO BOX 1491
 LIBBY MT 59923

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	44.91																		
		EQ ADDL MILL 2023 CRCTN	EQMC	0.00	53.14																		
		HS ADDL MILL 2023 CRCTN	HGMC	0.00	29.94																		
		TOTAL SPECIAL ASSESSMENTS		0.00	127.99																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 15%; text-align: center;">General Taxes</th> <th style="width: 15%; text-align: center;">District</th> <th style="width: 10%; text-align: center;">Mill Levy</th> <th style="width: 10%; text-align: center;">1st Half</th> <th style="width: 10%; text-align: center;">2nd Half</th> </tr> </thead> <tbody> <tr> <td style="font-size: small;">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.</td> <td style="text-align: center;">08 / Coram West Glacier Fire</td> <td style="text-align: center;">0C23-C</td> <td style="text-align: right;">327.1800</td> <td style="text-align: right;">0.00</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td colspan="5" style="text-align: right;">TOTAL TAXES DUE CURRENT YEAR:</td> <td style="text-align: right;">\$127.99</td> </tr> </tbody> </table>							General Taxes	District	Mill Levy	1st Half	2nd Half	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.	08 / Coram West Glacier Fire	0C23-C	327.1800	0.00	0.00	TOTAL TAXES DUE CURRENT YEAR:					\$127.99
	General Taxes	District	Mill Levy	1st Half	2nd Half																		
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.	08 / Coram West Glacier Fire	0C23-C	327.1800	0.00	0.00																		
TOTAL TAXES DUE CURRENT YEAR:					\$127.99																		
Total Delinquent Tax Including Penalty and Interest: \$1,413.86 If Paid By*: 05/31/2024																							
* Additional Penalty and Interest shall be added if not paid by above date. A taxpayer may pay current year taxes without paying delinquent taxes. The county treasurer shall accept a partial payment equal to the delinquent taxes, including penalty and interest, for one or more full tax years if taxes currently due for the current tax year have been paid.																							

2ND HALF PAYMENT	2023 Flathead County Real Estate Tax Statement RETURN THIS STUB WITH YOUR PAYMENT	2ND HALF PAYMENT
ASSESSOR#: 0604950 STATEMENT#: 202388403		
DUE BY 5:00 P.M. ON OR BEFORE: 05/31/2024		
SECOND HALF CURRENT AMOUNT DUE: \$127.99		
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 GROSCH-EDGERTON, HILARY PO BOX 1491 LIBBY MT 59923		

1ST HALF/FULL YEAR PAYMENT	2023 Flathead County Real Estate Tax Statement RETURN THIS STUB WITH YOUR PAYMENT	1ST HALF/FULL YEAR PAYMENT
ASSESSOR#: 0604950 STATEMENT#: 202388403		
CURRENT TAXES DUE FOR YEAR: \$127.99		
FIRST HALF CURRENT AMOUNT DUE: \$0.00		
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 GROSCH-EDGERTON, HILARY PO BOX 1491 LIBBY MT 59923		



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

**2023 REAL ESTATE
STATEMENT OF TAXES PAYABLE**
TOTAL 2023 TAXES DUE: \$2,642.69

ASSESSOR#: 0604950 STATEMENT#: 202340468


Property Location: 11315 HIGHWAY 2 E
Legal Description: (1) 07-4295-15-2-01-01-0000
Sec:15 Twn:31 Rng:19
TR 2 IN NE4NW4


GROSCH-EDGERTON, HILARY
GROSCH, JOHN PAUL
PO BOX 1491
LIBBY MT 59923

Valuation Type	Market Value	Taxable Value
Real Estate	433,392	5,851
Improvements	121,020	1,634
Personal Property	0	0
TOTAL	554,412	7,485

Billing date: 09/29/2023

CONSOLIDATED TAX DETAIL							
Levy Description	Amount	Levy Description	Amount				
COUNTY		Total COUNTY	773.48				
911 GENER OBLIG BOND	6.82	OTHER					
AIRPORT	14.98	CORAM-W GLACIER FIRE	107.18				
AREA AGENCY ON AGING	3.36	SCHOOL					
BOARD OF HEALTH	26.94	CFHS BLDG RESERVE	6.06				
BRIDGE	17.60	CFHS BUS RESERVE	18.94				
CO PERM MED LEVY	58.60	CFHS GENERAL	233.30				
COMP INSURANCE	28.44	CFHS TRANSPORTATION	40.56				
COUNTY LIBRARY	31.36	CFHS TUITION	18.18				
COUNTY PARKS	8.60	COMMUNITY COL. RET.	20.52				
COUNTY PLANNING	7.48	ELEM RETIREMENT	142.06				
COUNTY POOR FUND	0.98	FVCC ADULT EDUCATION	7.48				
COUNTY RETIREMENT	58.38	FVCC DEBT SERVICE	14.30				
COUNTYWIDE MOSQUITO	3.00	FVCC GENERAL	50.08				
DISTRICT COURT	6.74	FVCC PERMIS MED LEVY	23.72				
EMS	5.02	HIGH SCH RETIREMENT	65.86				
EXTENSION	2.02	SD 08 BLDG RESERVE	14.68				
FAIR	4.26	SD 08 GENERAL	209.14				
GENERAL	144.02	SD 08 TECHNOLOGY	7.72				
GROUP INSURANCE	0.74	SD 08 TRANSPORTATION	55.46				
JUVENILE DETENTION	1.12	TRANSPORTATION	12.20				
NOXIOUS WEEDS	7.48	Total SCHOOL	940.26				
PERM SRS LEVY	3.44	STATE					
PORT AUTHORITY	8.30	ELEM GENERAL MAINT	202.10				
PUBLIC TRANSIT	5.16	EQUALIZATION MILLAGE	246.26				
ROAD	116.54	HIGH SCH GEN MAINT	134.74				
SEARCH & RESCUE	7.48	UNIVERSITY MILLAGE	44.92				
SHERIFF	179.64	Total STATE	628.02				
SPECIAL EMS PROGRAM	14.98	Total General Taxes	2,448.94				
SPECIAL ASSESSMENTS							
			Description	Code	1st Half	2nd Half	
			SOIL & WATER CONSERV	085	4.01	4.00	
			FCSW Fee - Residential	504	40.37	40.36	
			STATE FORESTER	505	25.00	25.00	
			FECC SPECIAL DIST	C34	27.51	27.50	
			TOTAL SPECIAL ASSESSMENTS		96.89	96.86	
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	1,224.47	1,224.47
			TOTAL TAXES DUE CURRENT YEAR:			\$2,642.69	

2ND HALF PAYMENT	2023 Flathead County Real Estate Tax Statement RETURN THIS STUB WITH YOUR PAYMENT	2ND HALF PAYMENT
<p>ASSESSOR#: 0604950 STATEMENT#: 202340468</p> <p>DUE BY 5:00 P.M. ON OR BEFORE: 05/31/2024</p> <p>SECOND HALF AMOUNT DUE: \$1,321.33</p>		
		
<p>GROSCH-EDGERTON, HILARY GROSCH, JOHN PAUL PO BOX 1491 LIBBY MT 59923</p>		

1ST HALF/FULL YEAR PAYMENT	2023 Flathead County Real Estate Tax Statement RETURN THIS STUB WITH YOUR PAYMENT	1ST HALF/FULL YEAR PAYMENT
<p>ASSESSOR#: 0604950 STATEMENT#: 202340468</p> <p>DUE BY 5:00 P.M. ON OR BEFORE: 11/30/2023</p> <p>TOTAL TAXES DUE FOR YEAR: \$2,642.69</p> <p>FIRST HALF AMOUNT DUE: \$1,321.36</p>		
		
<p>GROSCH-EDGERTON, HILARY GROSCH, JOHN PAUL PO BOX 1491 LIBBY MT 59923</p>		

Email:

[Email Overview Rpt](#)

Active Header Year: 23 Assessor: 0604950 SD: 08 BCC: 00

Names :

1M GROSCH, JOHN PAUL
21 GROSCH-EDGERTON, HILARY

Addresses:

Mailing Address

PO BOX 1491
LIBBY MT 59923

Physical Address

11315 HIGHWAY 2 E
WEST GLACIER MT 59936

Legal Descriptions

Record #01 Sec:15 Twp:31 Rng:19

Description:TR 2 IN NE4NW4

Acres: 17.46

COS - 22277-A RETRACE

Value record(s) for year 2023

	Catcd	Description	Acres	Value	TaxableVal	Geocode
1	C	21010 TRACT LAND	17.46	433392	5851.00	07429515201010000
1	C	33010 IMPS ON RURA	0.00	121020	1634.00	07429515201010000

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Residential Property
Geocode: 07-4295-15-2-01-01-0000 **Assessment Code:** 0000604950
Primary Owner: **PropertyAddress:** 11315 US HIGHWAY 2 E
GROSCH JOHN PAUL WEST GLACIER, MT 59936
PO BOX 1491 **COS Parcel:**
LIBBY, MT 59923-1491
NOTE: See the Owner tab for all owner information

Certificate of Survey: 22277-A

Subdivision:

Legal Description:

S15, T31 N, R19 W, C.O.S. 22277-A, ACRES 17.46, TR 2 IN NE4NW4

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

General Property Information

Neighborhood: 207.550.0 **Property Type:** IMP_R - Improved Property - Rural
Living Units: 1 **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	17.460	433,392.00

Deed Information:

<u>Deed Date</u>	<u>Book</u>	<u>Page</u>	<u>Recorded Date</u>	<u>Document Number</u>	<u>Document Type</u>
2/10/2023			2/10/2023	202300002145	Quit Claim Deed
2/8/2022			2/9/2022	202200003533	Grant

8/6/2021 5/7/2020		8/6/2021 5/7/2020	202100027721 202000011732	Affidavit of Death Other
10/15/2019		10/15/2019	201900026189	Court Decree (Will, Probate, Divorce, Deed of Distribution)

Owners

Party #1

Default Information: GROSCH JOHN PAUL
PO BOX 1491

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Joint Tenant w/Right of Survivorship

Last Modified: 4/12/2023 9:57:00 AM

Other Names

Other Addresses

Name	Type	Other Addresses
GROSCH EDGERTON HILARY	L Additional Legal Owners	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	433392	121020	554412	COST
2022	105006	79880	184886	COST
2021	105006	79880	184886	COST

Market Land

Market Land Item #1

Method: Acre **Type:** Primary Site

Width: **Depth:**

Square Feet: 00 **Acres:** 17.46

Valuation

Class Code: 2101 **Value:** 433392

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	03 - Ranch	1972

Dwelling Information

Residential Type: SFR	Style: 03 - Ranch
Year Built: 1972	Roof Material: 7 - Composition Roll
Effective Year: 1995	Roof Type: 3 - Gable
Story Height: 1.0	Attic Type: 0
Grade: 3	Exterior Walls: 1 - Frame
Class Code: 3301	Exterior Wall Finish: 6 - Wood Siding or Sheathing
Year Remodeled: 0	Degree Remodeled:

Mobile Home Details

Manufacturer:	Serial #:	Width: 0
Model:		Length: 0

Basement Information

Foundation: 2 - Concrete	Finished Area: 0	Daylight: N
Basement Type: 1 - Crawl	Quality:	

Heating/Cooling Information

Type: Central System Type: 5 - Forced Air
Fuel Type: 3 - Gas Heated Area: 0

Living Accomodations

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

Additional Information

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

Dwelling Amenities

View: Access:

Area Used In Cost

Basement: 0 Additional Floors: 0 Attic: 0
First Floor: 842 Half Story: 0 Unfinished Area: 0
Second Floor: 0 SFLA: 842

Depreciation Information

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

Depreciation Calculation

Age: 27 Pct Good: 0.75 RCNLD: 110820

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	14 - Porch, Frame, Enclosed			36	0	3002

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential Description: RRG3 - Garage, frame, detached, unfinished
Quantity: 1 Year Built: 1964 Grade: 2
Condition: Functional: Class Code: 3301

Dimensions

Width/Diameter: Length: Size/Area: 1258
Height: Bushels: Circumference:

Outbuilding/Yard Improvement #2

Type: Residential Description: AAL1 - Lean-to, 1 story, pole frame
Quantity: 1 Year Built: 1980 Grade: A
Condition: Functional: Class Code: 3301

Dimensions

Width/Diameter: Length: Size/Area: 160
Height: Bushels: Circumference:

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

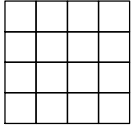
Ag/Forest Land

No ag/forest land exists for this parcel

"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

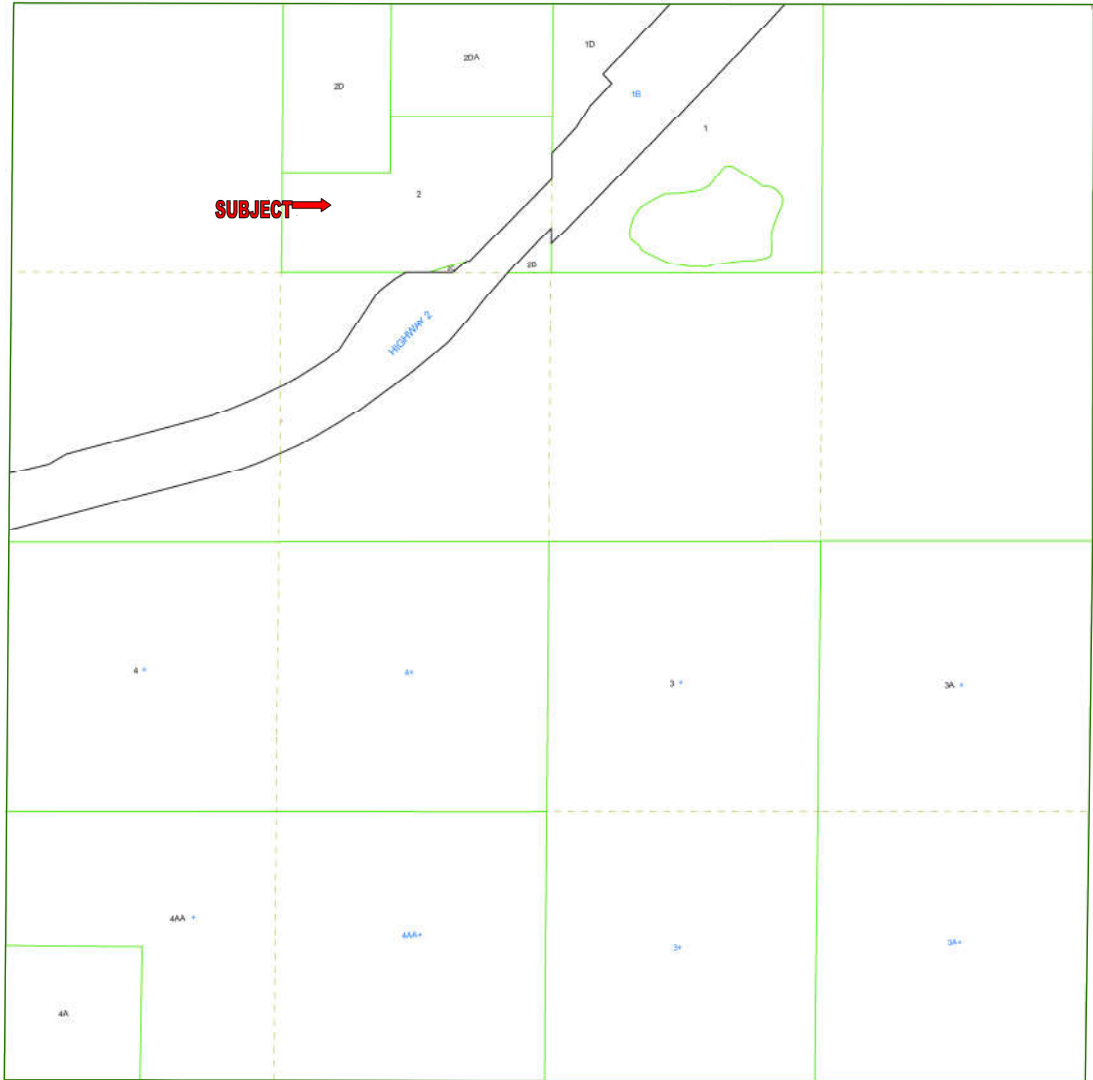
SCALE 1" = 400'



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
SUBDIVISION: ACSLS
SECTION: 44006
ALL 14 14 4006

SURVEYS OF RECORD
C.S.
3256- 1 10 ROW
3257- 2 2B-4 ROW
16244- 1 10 RT MT
16288- 4A, 4AA RT MT
22150- 2 2D CRT CRD
22277- 2 2D, 2DA FRT MT

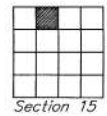


8/31/22

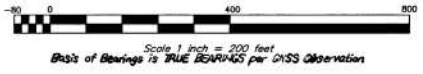
CERTIFICATE OF SURVEY

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



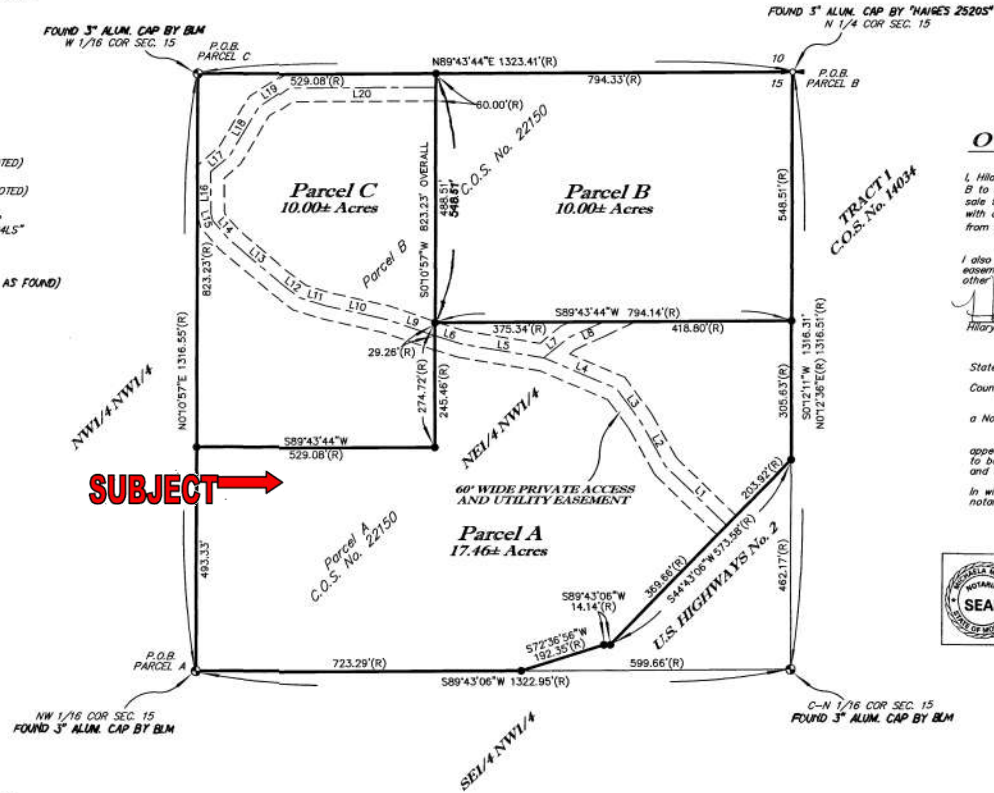
"This plat is provided solely for the purpose of assisting in locating the land and the Company assumes no liability for variations, if any, with actual survey." Insured Titles

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.

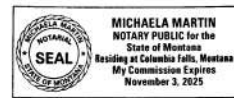
I also understand that the surveyor has made no investigative or independent search for encumbrances of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Hilary Grosch-Edgerton
 Hilary Grosch-Edgerton

State of MONTANA
 County of FLATHEAD ss.
 On this 2nd 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 8th DAY OF June, 2022 A.D.
 AT 4:10 O'CLOCK P.M.
Debbie Pierson
 CLERK AND RECORDER

BY: Sjmadeksiak
 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



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

CERTIFICATE OF SURVEY NO. 22277