

Return to:

Mann Properties, LLC

83 Sweebee Lane

Columbia Falls, MT 59912



Debbie Pierson, Flathead County MT by JZ

202500010887

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Fees: \$16.00

6/13/2025 8:40 AM

SHARED WELL AGREEMENT

THIS AGREEMENT made this 12 day of June, 2025 by and between Mann Properties, LLC of 83 Sweebee Lane, Columbia Falls, MT 59912, Party of the First Part and Mann Properties, LLC of 83 Sweebee Lane, Columbia Falls, MT 59912, Party of the Second Part, WITNESSETH:

WHEREAS, Party of the First Part is the Owner of Lot 9 of Brunner Tracts, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

AND WHEREAS, Party of the Second Part is the Owners of Lot 10 of Brunner Tracts, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

WHEREAS there has been constructed a water supply on Lot 9 of Brunner Tracts; which is equipped with a pump, casing, pipe and other fittings necessary to create a supply of water for domestic use and which pump, casing, pipe and fittings hereafter referred to as the water system, in fact and by the intention of the parties, have become affixed to and are a part of the real property;

WHEREAS, ail parties are desirous that said water system shall be used for the benefit of both lots;

NOW THEREFORE, in consideration of the mutual benefits arising therefrom and intending to bind the heirs, administrators and assigns of all parties hereto, the parties agree as follows:

The Party of the First Part, their executors, administrators and assigns, the owner of Lot 9, Brunner Tracts, shall be the owner of an undivided one-half Interest In and to said water system and of the water developed therefrom;

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The Party of the Second Part, their executors, administrators and assigns, the owner of Lot 10 Brunner Tracts, shall be the owner of an undivided one-half interest In and to said water system and of the water developed therefrom;

Both parties shall have the right of Ingress and egress to repair and maintain the pipe line, and to repair and maintain the water system, provided only that the parties shall not Interfere with or disturb the Improvements or landscaping on the respective parcels more than necessary. The easement is subject to any and all existing Improvements, either above or belowground, that may encroach into or on said easement

The owners of Lots 9 and 10 Brunner Tracts, mutually agree to jointly operate and maintain said water system and pay equal shares of the costs of operation and maintenance and of the costs of any repair or alteration to the system necessary or agreed to by the parties to be desirable.

IN WITNESS WHEREOF, all parties have hereunto set their hands the day and year hereinabove written.



Mann Properties, LLC

Taylor Mann, Member

STATE OF MONTANA)

County of FLATHEAD)

This documents was acknowledged before me on this 12 day of June, 2025 by Taylor Mann as Member of Mann Properties, LLC



(Signature)

Printed Name: LISA S JONES

Notary Public for the State of Montana

Residing at KALISPELL

My commission expires: 10/6/28

