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May 21, 2024

KATIE L. WARD LLC
415 Main Street
Stevensville, MT 59870

ATTENTION: Katie Ward

RE: Listing Report - 8989 Roller Coaster Road
Our File No. TSI-56145

Dear Katie,

LISTING REPORT

LEGAL DESCRIPTION: Parcel I:

Tract 2 of Certificate of Survey No. 2586, a tract of land located in the Northeast one-quarter of Section 33, and the Northwest one-quarter of Section 34, Township 14 North, Range 20 West, P.M.M., Missoula County, Montana.

Parcel II:

TOGETHER WITH all rights of access over and across public roads as set forth on Certificate of Survey No. 2586, allowing Grantees, their successors and assigns, to gain access to adjacent and county roadways.

RECORD OWNERS: NORTHWEST INDUSTRIAL SUPPLY, Inc., a Montana corporation, in fee simple as to Parcel I and an easement more particularly described above as to Parcel II

SUBJECT TO:

1. GENERAL COUNTY TAXES FOR THE YEAR 2023
1ST HALF : \$7,870.96 (paid)
2ND HALF : \$8,285.07 due by May 31, 2024
SUID NO. : 5846895
2. GENERAL COUNTY TAXES FOR THE YEAR 2023
1ST HALF : \$2.87 (paid)
2ND HALF : \$3.05 due by May 31, 2024
SUID NO. : 5846799

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3. GENERAL COUNTY TAXES FOR THE YEAR 2024 ARE A LIEN, THE AMOUNT OF WHICH HAS NOT YET BEEN DETERMINED AND IS NOT YET DUE OR PAYABLE.
4. NOTE: ACCORDING TO THE MISSOULA COUNTY ASSESSOR'S OFFICE, THE PROPERTY ADDRESS IS 8989 ROLLER COASTER ROAD, MISSOULA, MT 59808.

Effective date: April 30, 2024 at 05:00 PM

This report is not a commitment to insure, nor is any liability assumed hereunder by Title Services, Inc.

This listing report is intended for information purposes only. It does not include all matters found to effect subject property. If you require information concerning easements, judgments or other restrictions that may affect subject property, please contact our office.

Thank you.

Sincerely,
Title Services, Inc.

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