

**Fidelity Title Agency of Lake County**  
**402 1<sup>st</sup> St E, Ste 101**  
**Polson, MT 59860**  
**406-883-6051**  
**406-883-6055 Fax**

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**This Listing Packet specially prepared for: Kim Yelm**

**Owners Name: Larry R. Lammers a/k/a Larry Lammers and Robin J. Lammers, as Joint  
Tenants**

**Legal Description: Lot 1 on Certificate of Survey No. 7675 in the SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of 13-19-20 Lake  
County, Montana.**

**Date: March 14, 2024**

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**Ordered By: Katie Ward**

**Firm: Katie L. Ward Real Estate**

**Prepared By: Alena**

**Notes: Tax # 12621, Plats, Deed # 609557, No CCRs #'s Found.**

*This listing packet is provided solely for informational purposes. Documents are obtained from the records of Lake County, Montana and this company assumes no liability for any variations, errors or discrepancies. This information is provided free of charge and shall not be considered as an inducement by the company.*

# 2023 REAL Property Tax Statement

LAKE COUNTY TREASURER

106 4TH AVE EAST

POLSON MT 59860

10/25/23

## FORWARDING SERVICE REQUESTED

Tax Payer	Property Description
LAMMERS CASEY R 34816 E POST CREEK RD SAINT IGNATIUS MT 59865-9311	Twn/Rng/Sect 19N/20W /13 W2SWSW, W2E2SWSW Acres: 30.00

Tax Payer 12621  
School District 28MF ST IGNATIUS  
Taxable Value 12,386  
Geo Code 2868-13-2-01-03-0000  
Street: 34830 E POST CREEK RD

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
LAND	350.18	350.16	700.34		14.31 %	\$964.87	77.900
BLDS & IMPROVEMENTS	2,836.62	2,836.62	5,673.24		41.06 %	\$2,769.13	223.570
SOLID WASTE MANAGEMENT D	180.00	180.00	360.00		1.10 %	\$74.32	6.000
SOIL CONSERVATION	5.58	5.57	11.15		7.25 %	\$488.87	39.470
1st Half Due (11/30/23)	3,372.38						
2nd Half Due (05/31/24)		3,372.35					
<b>Total Bill</b>			<b>6,744.73</b>				

Please make checks payable to: Lake County Treasurer  
Include payment stub and write your Tax Payer number  
on your check.

\*\*\*PAYONLINE at HTTP://WWW.LAKEMT.GOV\*\*\*  
There is a 3% convenience fee to pay by credit/debit card.  
Payments made online must be received by 5:00 pm MST of the  
due date.

Payments can be made by phone with a credit/debit card with  
a 3% convenience fee by calling 406-883-7224 or  
406-883-7225.

An \* in front of a levy means that it was voted on at some  
point in time.

DOR property valuation staff may be visiting your property  
to conduct an on-site review for property tax purposes. You  
or your agent may want to be present. If you wish to make an  
appointment for the next tax year contact the local DOR  
office at 406-872-6228.

Receipt Validation for 1st Half: 3,372.38  
Penalty:  
Interest:  
Total:  
Receipt Validation for 2nd Half: 3,372.35  
Penalty:  
Interest:  
Total:

STATE SCHOOL LEVY	14.31 %	\$964.87	77.900
DISTRICT SCHOOL LEV	41.06 %	\$2,769.13	223.570
STATE LEVY - UNIVER	1.10 %	\$74.32	6.000
COUNTYWIDE EDUCATIO	7.25 %	\$488.87	39.470
<b>Total School</b>	<b>63.72 %</b>	<b>\$4,297.19</b>	<b>346.940</b>
County			
GENERAL FUND	1.90 %	\$128.43	10.370
ROAD	3.74 %	\$252.30	20.370
* ROAD - VOTED	0.73 %	\$49.54	4.000
POOR	0.18 %	\$12.39	1.000
BRIDGE	0.43 %	\$29.11	2.350
WEED	0.29 %	\$19.82	1.600
FAIR	0.24 %	\$16.35	1.320
AIRPORT	0.23 %	\$15.73	1.270
DISTRICT COURT	0.34 %	\$23.16	1.870
YOUTH COURT	0.17 %	\$11.52	0.930
LIABILITY INSURANCE	1.17 %	\$78.77	6.360
LIBRARIES	0.03 %	\$1.73	0.140
AMBULANCE	0.05 %	\$3.59	0.290
COUNTY PLANNING	0.36 %	\$24.40	1.970
PUBLIC HEALTH	0.35 %	\$23.66	1.910
SANITATION	0.33 %	\$22.17	1.790
* SENIOR CITIZENS	0.37 %	\$24.77	2.000
CO EXTENSION AGENT	0.12 %	\$8.30	0.670
PUBLIC SAFETY	3.56 %	\$240.16	19.390
PUBLIC SAFETY SPECI	1.29 %	\$86.95	7.020
* PUBLIC SAFETY MILL	3.16 %	\$212.92	17.190
P E R S	1.58 %	\$106.40	8.590
HEALTH INSURANCE	0.35 %	\$23.66	1.910
PERMISSIVE HEALTH I	2.34 %	\$157.67	12.730
* SEARCH AND RESCUE-L	0.18 %	\$12.39	1.000
* SEARCH & RESCUE-SWA	0.18 %	\$12.39	1.000
DISPATCH	1.67 %	\$112.84	9.110
JUDGMENT LEVY	0.51 %	\$34.56	2.790
Total County	25.85 %	\$1,745.68	140.940
Other			
ST IGNATIUS FIRE	3.91 %	\$263.70	21.290
* St Ignatius Fire Vo	0.00 %	\$0.00	0.000
LAKE COUNTY CEMETER	0.44 %	\$29.85	2.410
* LAKE COUNTY CEMETER	0.55 %	\$37.16	3.000
Soil Conservation P	0.01 %	\$0.50	0.040
SOIL CONSERVATION	0.16 %	\$10.65	0.860
Total Other	5.07 %	\$341.86	27.600
Fees			
SOLID WASTE	5.34 %	\$360.00	0.000
Total Fees	5.34 %	\$360.00	0.000
<b>Total Bill</b>	<b>100.00 %</b>	<b>\$6,744.73</b>	<b>515.480</b>

Total if both halves paid: 6,744.73



Name LAMMERS CASEY R  
34816 E POST CREEK RD  
12621

Due 3,372.38 11/30/23

Return this stub with payment to:  
LAKE COUNTY TREASURER  
106 4TH AVE EAST  
POLSON MT 59860  
FORWARDING SERVICE REQUESTED

Total if both halves paid: 6,744.73



Name LAMMERS CASEY R  
34816 E POST CREEK RD  
12621

Due 3,372.35 05/31/24

Return this stub with payment to:  
LAKE COUNTY TREASURER  
106 4TH AVE EAST  
POLSON MT 59860  
FORWARDING SERVICE REQUESTED

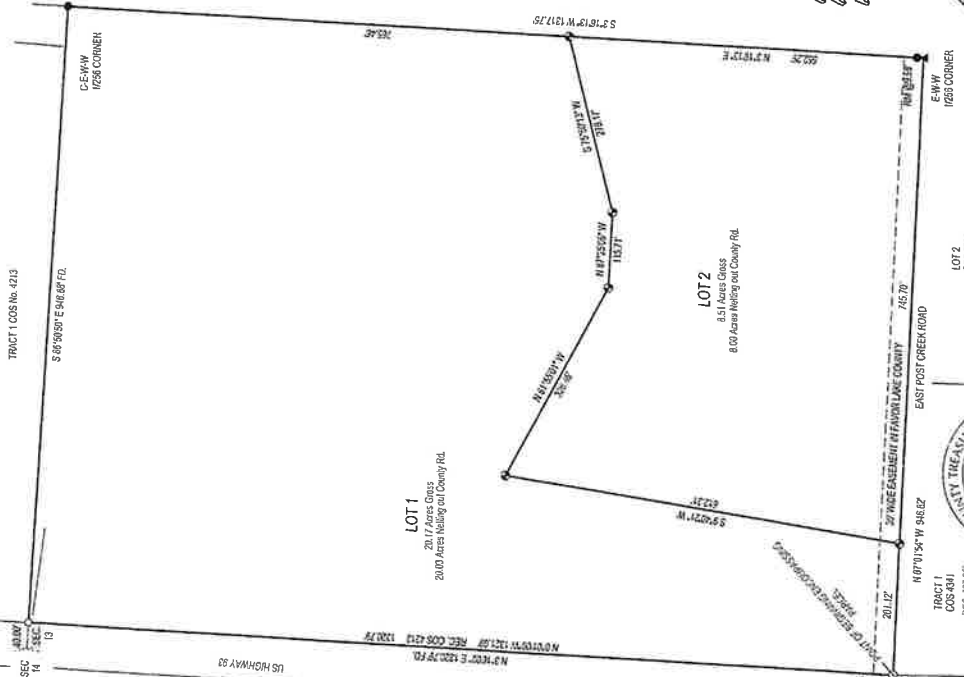
# CERTIFICATE OF SURVEY

A PORTION OF THE SW 1/4 SW 1/4 SEC. 13,  
T.19 N., R.20 W., P.M.M., LAKE COUNTY, MT.

WESTERN MONTANA LAND SERVICES  
P.O. BOX 4080  
MILES CITY, MONTANA 59713  
OWNER: CASEY R. LAMMERS  
DATE: 10/21/2021  
PURPOSE: FAMILY TRANSFER

LOT 82  
TOSTIE SUBSEQUENT MINOR SUBDIVISION

- LEGEND**
- DENOTES FOUND 3/4" REBAR WITH 2" AL CUP HOOF
  - DENOTES SET 5/8" X 24" REBAR WITH 1" MY YPC
  - STAMPED "M. CARSTENS SURVEYORS"
  - DENOTES FOUND 3/4" REBAR WITH 1" MY YPC
  - STAMPED "M. CARSTENS SURVEYORS"
  - DENOTES 3/4" REBAR WITH NO CAP
  - ▲ DENOTES ANGLE POINT, NOTHING FOUND OR SET.
  - DENOTES PAVED CORNER POSITIONS
  - RM DENOTES REFERENCE MONUMENT
  - REC DENOTES RECORD DIMENSIONS AS NOTED
  - DENOTES 30' EASEMENT IN FAVOR LAKE COUNTY



## PURPOSE OF SURVEY & OWNERS' CERTIFICATE:

I HEREBY CERTIFY THAT THE PURPOSE OF THIS DIVISION IS TO TRANSFER LOT 1 AS SHOWN ON THIS C.O.S. TO LARRY LAMMERS AND LOT 2 IS A REMAINDER, FURTHERMORE, I CERTIFY THAT I AM ENTITLED TO MAKE THIS DIVISION AND TO BE IN COMPLIANCE WITH ALL THE CONDITIONS IMPOSED BY LAW AND RECORDS ON THIS SUBJECT. THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207 (1)(b), M.C.A.

LOT 1 IS 20 ACRES OR THEREAS, EXCLUSIVE OF PUBLIC ROADWAYS, AND IS THEREFORE NOT SUBJECT TO SUBDIVISION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY UNDER SECTION 76-3-207 (2), M.C.A. "SUBDIVISION" MEANS A DIVISION OF LAND OR LAND SO DIVIDED THAT CREATES ONE OR MORE PARCELS CONTAINING LESS THAN 20 ACRES, EXCLUSIVE OF PUBLIC ROADWAYS.

LOT 2 IS EXCLUDED FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO M.C.A. 76-3-207 (1)(b) AS A REMAINDER OF AN ORIGINAL TRACT CREATED BY SEGREGATING THE REMAINDER OF THE TRACT FROM THE REMAINDER OF THE TRACT TO 1 ACRE OR LARGER AND HAS AN INDIVIDUAL SEWAGE SYSTEM SERVING AN ADJACENT SOURCE FROM MAY 1992 TO APRIL 20, 1992 AND, IF REQUIRED WHEN INSTALLED, THE SYSTEM WAS APPROVED PURSUANT TO LOCAL REGULATIONS OR M.C.A. TITLE 76, CHAPTER 4.

## LEGAL DESCRIPTIONS

ENCUMBRING PARCEL LYING IN A PORTION OF THE SW 1/4 SW 1/4 SEC. 13, T.19 N., R.20 W., P.M.M., LAKE COUNTY, MT. DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING BEING A CHERRY BEAR WHICH BEARS SEVENTY'S (70') A DISTANCE OF 40.87' FROM CORNER POSITION COMMON TO SECTIONS 13, 14, 21 & 22, THENCE ALONG THE EASTERN BOUNDARY OF SAID TRACT FOR A DISTANCE OF 120.79' TO AN UNCAPPED 30" REBAR, WHICH BEARS 88° 00' 00" FROM THE 1/4 CORNER POSITION COMMON TO SECTIONS 13 & 14, THENCE S 87° 00' 00" E, A DISTANCE OF 348.46' TO THE C.E.W.W. MARK CORNER, THENCE S 71° 18' 11" W, A DISTANCE OF 131.75' TO THE E.W.W. MARK CORNER, THENCE N 70° 10' 54" W, A DISTANCE OF 142.72' TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 28.89 ACRES, MORE OR LESS, SUBJECT TO ALL RESERVATIONS, REVERSIONS AND EASEMENTS OF RECORD.

LOT 1 LEGAL DESCRIPTION:  
LOT 1 AS SHOWN ON COS NO. 7675-FIT LYING IN A PORTION OF THE SW 1/4 SW 1/4 SEC. 13, T.19 N., R.20 W., P.M.M., CONTAINING 20.00 ACRES, TOGETHER WITH AND SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS, APPARENT OR OF RECORD.

LOT 2 LEGAL DESCRIPTION:  
LOT 2 AS SHOWN ON COS NO. 7675-FIT LYING IN A PORTION OF THE SW 1/4 SW 1/4 SEC. 13, T.19 N., R.20 W., P.M.M., CONTAINING 8.31 ACRES, TOGETHER WITH AND SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS, APPARENT OR OF RECORD.

THE MONTANA SUBDIVISION AND PLATTING ACT (MSPA) IS INTENDED TO PROMOTE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE BY REGULATING THE SUBDIVISION OF LAND. THE SUBJECT PARCELS HAVE BEEN CREATED THROUGH THE USE OF AN EXEMPTION TO THE MSRA, AND THEREFORE THE APPLICANT HOLDS LAKE COUNTY HARMLESS SINCE THE SUBJECT TRACTS HAVE NOT BEEN REVIEWED FOR SAFE ACCESS, ADEQUATE BUILDING SITES, EFFECTIVE AND EFFICIENT PROVISION OF PUBLIC SERVICES, ETC.

CASEY R. LAMMERS  
DATE 10-5-24

STATE OF MONTANA  
COUNTY OF LAKE  
ON THIS 5th DAY OF Oct 2023  
BEFORE ME PERSONALLY APPEARED  
CASEY R. LAMMERS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

LINDSEY R. ESTRELLIT  
Notary Public for the State of Montana  
My Commission Expires September 1, 2025

607838-DEQ 7-9976  
607840-WARRANTY DEED  
607841-WARRANTY DEED



CERTIFICATE OF SURVEYOR  
12-1-12-1  
MARC J. CARSTENS A PROFESSIONAL LAND SURVEYOR

THE SURVEYOR'S CERTIFICATE  
I, M. CARSTENS, DO HEREBY CERTIFY THAT REAL PROPERTY TAKES ASSESSED AND LEVIED ON THE LANDS DESCRIBED IN THE WITHIN PLAT ARE PAID.  
THIS CERTIFICATE IS MADE AS REQUIRED BY SECTION 76-3-207 (3) MONTANA CODE ANnotated THIS 5th DAY OF Oct 2023  
LINDSEY R. ESTRELLIT  
THE SURVEYOR

607838 COS  
STATE OF MONTANA LAKE COUNTY  
RECORDING DIVISION  
RECORDING NUMBER 607838  
FILED 10/21/2021 10:52 AM  
BY: K. L. SIKEL  
THE LAKE COUNTY PROBATE CLERK - 104 1/2 1/2 AVE. S. PO BOX 101

"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."  
Fidelity Title Agency of Lake County