

**Fidelity National Title**

**CHICAGO TITLE**

**TWO TRUSTED COMPANIES. ONE UNIFIED TEAM**

**October 17, 2024**

**Prepared For:  
NW Dev Group LLC**

**07407828102100000**

**Built to ensure a successful real estate partnership with proven results.**

**Fidelity National Title Branch Locations**

**BIGFORK:**

8000 MT HWY 35, Ste 3  
Bigfork, MT 59911  
406-837-8000

**COLUMBIA FALLS:**

734 9th Street West Unit 5  
Columbia Falls, MT 59912  
406-862-7914

**LAKESIDE:**

7100 US HWY 93 South, Ste A  
Lakeside, MT 59922  
406-300-6106

**HAMILTON:**

1920 North First Street  
Hamilton, MT 59840  
406-363-7004

**KALISPELL:**

150 1st Ave., WN Ste A  
Kalispell, MT 59901  
406-755-7004

**MISSOULA:**

320 West Broadway St  
Missoula, MT 59802  
406-728-1500

**WHITEFISH:**

284 Flathead Ave, Ste 101  
Whitefish, MT 59937  
406-862-7914

**Chicago Title Branch Locations**

**CHICAGO TITLE - BILLINGS**

1575 Shiloh Road, Ste J  
Billings, MT 59106  
406-238-9999

**CHICAGO TITLE - BOZEMAN**

1800 W Koch Street, Ste 1  
Bozeman, MT 59715  
406-587-5563

**CHICAGO TITLE - GREAT FALLS**

101 River Drive North  
Great Falls, MT 59401  
406-453-7622

**Contact us today.**

We are always ready to assist you with an elevated level of expertise and a commitment to service.

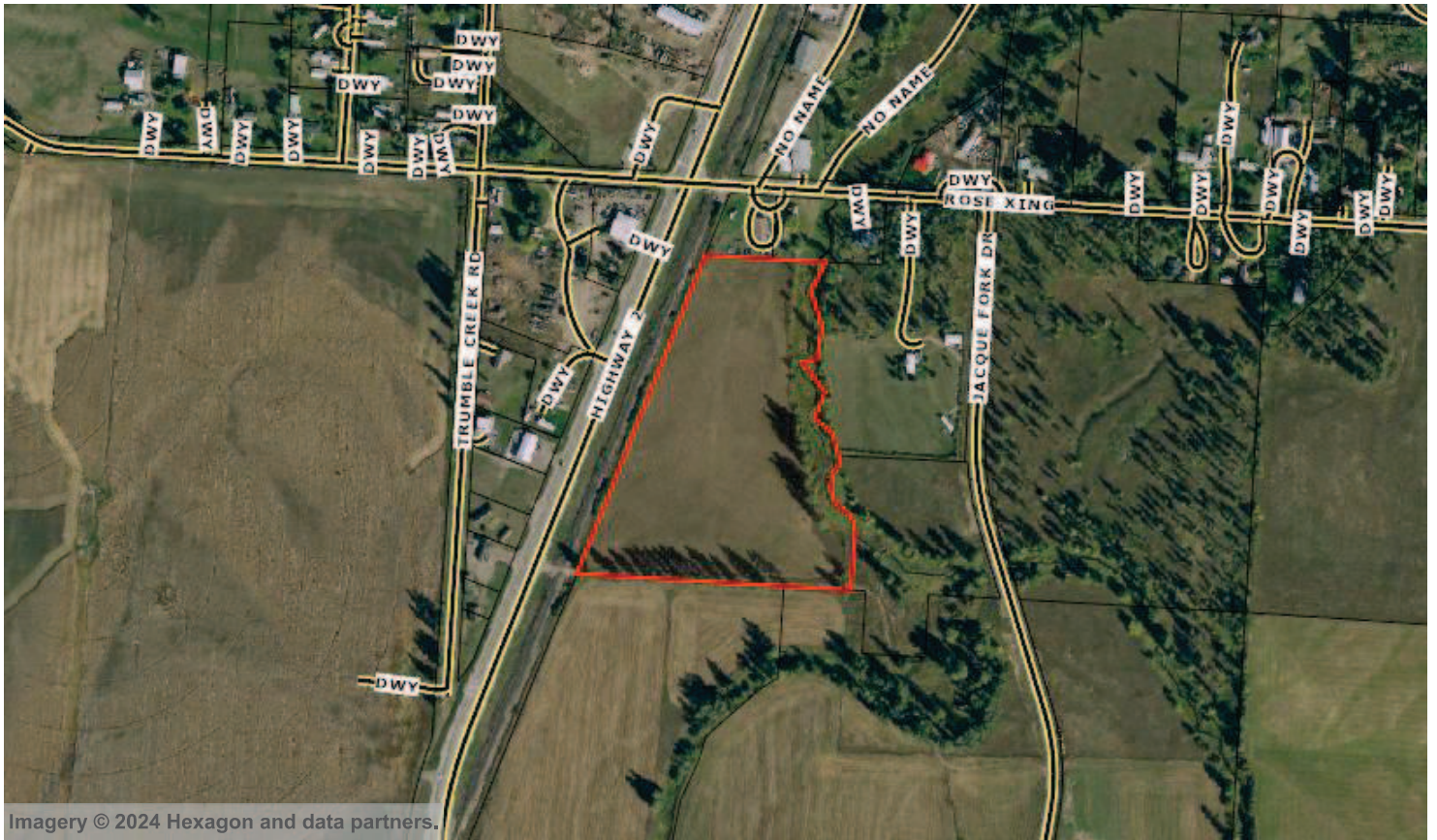
[FNTMontana.com](https://www.FNTMontana.com)

[Montana.CTIC.com](https://www.Montana.CTIC.com)



Flathead County Property Profile

<b>Parcel #</b>	07407828102100000	<b>Owner</b>	NW Dev Group LLC
<b>Ref Parcel</b>		<b>Owner Address</b>	6 Cellini Ct Lake Oswego OR 97035 - 1510
<b>Site Address</b>	2735 Us Highway 2 E Kalispell MT 59901 - 6636	<b>Market Total Value</b>	
<b>Lot Size</b>	15.34 Acres (668,080 SqFt)	<b>Assessed Total Value</b>	\$845.00
<b>Building Area</b>		<b>Year Built</b>	
<b>School District</b>	HELENA FLATS	<b>Sale Date</b>	02/26/2021
<b>Zoning</b>	I-1H Light Industrial-Highway Land Use	<b>Sale Price</b>	
<b>Bedrooms</b>		<b>Subdivision</b>	
<b>Bathrooms</b>		<b>Land Use / Land Use Std</b>	VAC_R - Vacant Land Rural / 400 - Vacant Land (nec)
<b>Legal</b>	S28, T29 N, R21 W, ACRES 15.34, COS 21720-1, TR 7F IN W2NE4		



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# FLATHEAD COUNTY Montana

Shopping Cart: 0 items [\$0.00]

**New Search**

**History**

**Payoff**

**Pay Taxes**

**Help**

**Assessor#:** 0919030

**Status:** Current

**Receipt:** 202407908

**2024 Owner(s):**  
NW DEV GROUP LLC

**Mailing Address:**  
6 CELLINI CT  
LAKE OSWEGO, OR 970351510

**Legal Description:**  
S27, T29 N, R21 W, ACRES 18, COS 20531- 2 PTN, TR

**Tax Comparison**

### 2024 Value:

**Market:** \$285,402  
**Taxable:** \$4,855

**Detail**

### 2023 Taxes:

**View Pie Charts**

**First Half:** \$1,179.65 **Due:** 11/30/2023  
**Second Half:** \$1,262.65 **Due:** 5/31/2024  
**Total:** \$2,442.30

**Show Current Tax Bill**

**Detail**

### 2023 Payments:

**First Half:** \$1,179.65  
**Second Half:** \$1,262.65  
**Total:** \$2,442.30

(May include penalty & interest)

### 2024 Legal Records:

**Geo Code:** 07-4078-27-2-01-05-0000

**TRS:** T29 N, R21 W, Sec. 27  
**Legal:** S27, T29 N, R21 W, ACRES 18, COS 20531-2 PTN, TR 3C IN NW4NW4 (MUST SELL W/TR 3A SEC 28)  
**Short:** COS 20531-2 PTN,  
**Acres:** 18.00

**Geo Code:** 07-4078-28-1-02-10-0000 **Instru#:** 202100006613 **Date:** 2021-02-24

**Property address:** 2735 US HIGHWAY 2 E, KALISPELL MT 59901  
**TRS:** T29 N, R21 W, Sec. 28  
**Legal:** S28, T29 N, R21 W, ACRES 15.34, COS 21720-1, TR 7F IN W2NE4  
**Short:** COS 21720-1, TR  
**Acres:** 15.34

**Geo Code:** 07-4078-28-1-02-20-0000

**Property address:** 2735 US HIGHWAY 2 E, KALISPELL MT 59901  
**TRS:** T29 N, R21 W, Sec. 28  
**Legal:** S28, T29 N, R21 W, ACRES 5.02, TR 3BA IN SE4NE4 & NE4SE4  
**Short:** TR 3BA IN SE4NE4



**Acres:** 5.02

**Geo Code:** 07-4078-28-1-02-30-0000 **Instru#:** 202100006613 **Date:** 2021-02-24

**Property address:** 2735 US HIGHWAY 2 E, KALISPELL MT 59901

**TRS:** T29 N, R21 W, Sec. 28

**Legal:** S28, T29 N, R21 W, ACRES 63.16, TR 3B  
IN S2NE4 & NE4SE4

**Short:** TR 3B IN S2NE4 &

**Acres:** 63.16

**Geo Code:** 07-4078-28-1-02-50-0000 **Date:** 2005-11-14

**Property address:** 2735 US HIGHWAY 2 E, KALISPELL MT 59901

**TRS:** T29 N, R21 W, Sec. 28

**Legal:** S28, T29 N, R21 W, ACRES 31.51, COS  
20531-2, TR 3A IN NE4 (MUST SELL W/TR  
3C IN SEC 27), ASSR# 0000919030

**Short:** COS 20531-2, TR

**Acres:** 31.51

**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 10/17/2024 07:30 AM.

**Send Payment To:**

Flathead County Treasurer  
290 A North Main  
Kalispell, MT 59901  
(406) 758-5680





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

**2023 REAL ESTATE  
 STATEMENT OF TAXES PAYABLE**

**TOTAL 2023 TAXES DUE: \$83.02**

NW DEV GROUP LLC  
 6 CELLINI CT  
 LAKE OSWEGO OR 97035

<b>ASSESSOR#: 0919030 STATEMENT#: 202407908</b>		
Property Location:	2735 HIGHWAY 2 E	
Legal Description:	( 1 ) 07-4078-27-2-01-05-0000 Sec:28 Twn:29 Rng:21 TR 3A IN NE4 (MUST SELL W/TR 3C IN SEC 27) ( 2 ) 07-4078-28-1-02-10-0000 Sec:28 Twn:29 Rng:21 TR 7F IN W2NE4 ( 3 ) 07-4078-28-1-02-20-0000 ** Additional Legal Description Available **	
	<b>Valuation Type</b>	<b>Market Value</b>
Real Estate	132,872	2,796
Improvements	152,530	2,059
Personal Property	0	0
<b>TOTAL</b>	<b>285,402</b>	<b>4,855</b>

Billing date: 02/28/2024

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	29.13
		EQ ADDL MILL 2023 CRCTN	EQMC	0.00	34.47
		HS ADDL MILL 2023 CRCTN	HGMC	0.00	19.42
		<b>TOTAL SPECIAL ASSESSMENTS</b>		<b>0.00</b>	<b>83.02</b>
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
		15 / Helena Flats Elementary	0320	460.9000	0.00
<b>TOTAL TAXES DUE CURRENT YEAR:</b>					<b>\$83.02</b>

<b>2ND HALF PAYMENT</b>	<b>2023 Flathead County Real Estate Tax Statement</b> RETURN THIS STUB WITH YOUR PAYMENT	<b>2ND HALF PAYMENT</b>
<p><b>ASSESSOR#: 0919030 STATEMENT#: 202407908</b></p> <p>DUE BY 5:00 P.M. ON OR BEFORE: <b>05/31/2024</b></p>		
<p>SECOND HALF CURRENT AMOUNT DUE: <b>\$83.02</b></p>		
<p>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.</p>		
<p>NW DEV GROUP LLC                  6 CELLINI CT                  LAKE OSWEGO OR 97035</p>		

<b>1ST HALF/FULL YEAR PAYMENT</b>	<b>2023 Flathead County Real Estate Tax Statement</b> RETURN THIS STUB WITH YOUR PAYMENT	<b>1ST HALF/FULL YEAR PAYMENT</b>
<p><b>ASSESSOR#: 0919030 STATEMENT#: 202407908</b></p>		
<p>CURRENT TAXES DUE FOR YEAR: <b>\$83.02</b></p> <p>FIRST HALF CURRENT AMOUNT DUE: <b>\$0.00</b></p>		
<p>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.</p>		
<p>NW DEV GROUP LLC                  6 CELLINI CT                  LAKE OSWEGO OR 97035</p>		

6A

Return to: Ogle & Worm, PLLP  
P.O. Box 899  
Kalispell, MT 59903

2006320 16150

BY ATEC  
11-16-05  
28 PAGE 4 BY WH

**WARRANTY DEED**

ATEC 2006053544

For Value Received, FRANK J. WEIMAR of 540 First Avenue West, Kalispell, Montana 59901, the "Grantor", does hereby grant, bargain, sell and convey unto NW DEV GROUP, LLC, an Oregon limited liability company, of 4260 Galewood Street, Suite B, Lake Oswego, Oregon 97035, the "Grantee" all of Grantor's interest in the premises in Flathead County, Montana, which is described on Exhibit "A" attached hereto.

0919030

TO HAVE AND TO HOLD the said premises, with there appurtenances unto the said Grantee, and to the heirs and assigns of said Grantee forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple of said premises; that said premises are free from all encumbrances, except as hereinabove set forth, and that he will warrant and defend the same from all lawful claims whatsoever.

DATED this 14 day of November, 2005.

Frank J. Weimar  
Frank J. Weimar

APPROVED 11/16/05

STATE OF MONTANA )  
  ) :ss.  
County of Flathead )

This instrument was acknowledged before me on this 14<sup>th</sup> day of November, 2005, by FRANK J. WEIMAR.



Nancy L. Pierce  
Nancy L. Pierce  
(Type or Print Name)  
Notary Public for the State of Montana  
Residing at Kalispell, MT  
My Commission expires: 1-8-2006

2006320 / 6150

EXHIBIT "A"

TRACT 1

That portion of the Northeast 1/4 and the Southeast 1/4 of Section 28, Township 29 North, Range 21 West, Principal Meridian, Flathead County, Montana described as follows:

The Northeast 1/4 of the Southeast 1/4, and the South 1/2 of the Southeast 1/4 of the Northeast 1/4, Section 28, Township 29 North, Range 21 West.

Shown as Parcel 1 of Certificate of Survey No. 16242.

TRACT 2

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 29 North, Range 21 West, Principal Meridian, Flathead County, Montana described as follows:

Beginning at the Northeast corner of the North 1/2 of the Southeast 1/4 of the Northeast 1/4; thence along the Easterly boundary of said aliquot part South 00°08'11" East 660.14 feet of the Southeast corner thereof; thence along the Southerly boundary of said aliquot part South 89°42'12" West 1313.74 feet to the Southwest corner thereof; thence along the Westerly boundary of said aliquot part North 00°01'27" West 661.34 feet to the Northwest corner thereof; thence along the Northerly boundary of said aliquot part North 89°45'19" East 50.00 feet; thence South 00°14'41" East 209.00 feet; thence North 89°45'19" East 209.00 feet; thence North 00°14'41" West 209.00 feet to said Northerly boundary of said aliquot part; thence along said Northerly boundary of said aliquot part North 89°45'19" East 1053.44 feet to the Point of Beginning.

Shown as Parcel 2 of Certificate of Survey No. 16242.

TRACT 3

The portion of the Northeast 1/4 of Section 28, Township 29 North, Range 21 West, Principal Meridian, Flathead County, Montana described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of the Northeast 1/4, Section 28, Township 29 North, Range 21 West; thence along the Easterly boundary of said aliquot part South 00°08'11" East 238.70 feet to the Point of Beginning of the parcel being described; thence continuing along said Easterly boundary of said aliquot part South 00°08'11" East 1081.59 feet to the Southeast corner thereof; thence along the Southerly boundary of said aliquot part South 89°45'19" West 1053.44 feet; thence South 00°14'41" East 209.00 feet; thence South 89°45'19" West 209.00 feet; thence North 00°14'41" West 209.00 feet to said Southerly boundary of said aliquot part; thence along said Southerly boundary of said aliquot part and along the Southerly boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 28 South 89°45'19" West 953.41 feet to the Easterly boundary of the Burlington Northern Railroad; thence along said Easterly boundary of said Burlington Northern Railroad North 18°28'39" East 1144.18 feet to the Southerly boundary of that tract of land shown

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on Deed Exhibit Book 504 Page 890; thence along said Southerly boundary of said Deed Exhibit North 89°52'14" East 389.24 feet, more or less, to the approximate thread of Trumbull Creek; thence along said approximate thread of said Trumbull Creek the following eight courses: South 23°39'19" West 109.09 feet South 20°37'16" East 122.19 feet South 06°14'03" West 110.74 feet South 73°43'29" West 47.93 feet South 39°50'37" East 121.98 feet South 18°16'00" West 93.53 feet South 53°59'51" East 72.73 feet, and South 19°40'51" East 82.01 feet to the Southerly boundary of Tract 1 of Certificate of Survey No. 9690; thence along said Southerly boundary and along the Easterly boundary of said Tract 1 the following two courses: North 89°50'42" East 419.94 feet, more or less, and North 00°09'37" West 850.43 feet to the Southerly boundary of said Rose Crossing, a 60.00 foot county road; thence along said Southerly boundary of said Rose Crossing North 89°51'36" East 549.42 feet to the Northwest corner of that tract of land described in Book 544 Page 583; thence along the Westerly boundary of said tract of land South 00°08'11" East 208.67 feet to the Southwest corner thereof; thence along the Southerly boundary of said tract of land and along the Southerly boundary of that tract of land described in Reception No. 2003-139-1651-0 North 89°51'49" East 417.40 feet to the Point of Beginning

Shown as Parcel 3 of Certificate of Survey No. 16242.

#### TRACT 4

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 29 North, Range 21 West, Principal Meridian, Flathead County, Montana described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of the Northeast 1/4, Section 28, Township 29 North, Range 21 West; thence along the Westerly boundary of said aliquot part South 00°05'16" West 1325.10 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 28; thence along the Northerly boundary of said aliquot part North 89°45'19" East 409.04 feet to the Point of Beginning of the parcel being described, said point being on the Easterly boundary of the Burlington Northern Railroad; thence continuing along said Northerly boundary of said aliquot part North 89°45'19" East 324.26 feet; thence South 00°01'21" East 1240.38 feet; thence South 89°58'39" West 670.11 feet to the Easterly boundary of U.S. Highway No. 2; thence along said Easterly boundary of said U.S. Highway No. 2 North 00°07'17" East 207.02 feet to the Easterly boundary of said Burlington Northern Railroad; thence along said Easterly boundary of said Burlington Northern Railroad North 18°28'39" East 1088.35 feet to the Point of Beginning.

Shown as Parcel 4 of Certificate of Survey No. 16242.

#### TOGETHER WITH AND SUBJECT TO:

1. Easement granted to Flathead Power Company, a corporation. Recorded January 26, 1978, Instrument No. 1219 in Book 635 Page 424, of Official Records. (Affects: Tract 4)
2. Easement granted to Flathead Electric Cooperative, Inc. Recorded March 30, 1964, Instrument No. 2546 in Book 461 Page 172, of Official Records. (Affects: Tract 2).



2006320 | 6150

3. Interlocal Agreement regarding sanitary sewer for Evergreen Water and Sewer District. Recorded November 27, 1991, Instrument No. 1991-331-1137-0 and Recorded October 25, 1990, Instrument No. 1990-298-09200, of Official Records.
4. Bargain and Sale Deed for access control. Recorded May 7, 1991, Instrument No. 1991-127-16120, of Official Records.
5. Easement granted to Andrew R. Ferris for a future water line, ten feet in width and along the South boundary of the Northeast Quarter of the Southeast Quarter. Recorded November 12, 1998, Instrument/File No. 1998-316-1318-0, of Official Records. (Affects: Tract 1).
6. Easement granted to Flathead Power Company, a corporation. Recorded February 28, 2002, Instrument No. 2002-059-1008-0, of Official Records.



The map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



**SUBJECT**



By: SANDS SURVEYING, Inc.  
2 Village Loop  
Kalispell, MT 59901  
(406) 755-6481

# CERTIFICATE OF SURVEY

In W1/2E1/2, SE1/4NE1/4 & NE1/4SE1/4 SEC. 28,  
T.29N., R.21W., P.M.M., FLATHEAD COUNTY, MONTANA

JOB NO: 285020 (Project 285003)  
DRAWING DATE: January 29, 2020  
COMPLETED DATE: 2/15/2021  
FOR: NW DEV GROUP LLC  
NW DEV GROUP LLC  
JUMP RESERVE PROPERTIES, LLLP

PURPOSE:  
BOUNDARY LINE ADJUSTMENT

SCALE: 1" = 300'  
300' 150' 0' 300' 600'

**PERIMETER DESCRIPTION:**

A TRACT OF LAND, SITUATED, LYING AND BEING IN THE WEST HALF OF THE EAST HALF, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 21 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:  
BEGINNING at the southeast corner of the Northwest Quarter of Section 28, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana, which is a found aluminum cap; Thence N89°45'32"E 50.01 feet to a found aluminum cap; Thence S00°14'28"W 209.00 feet to a found aluminum cap; Thence N89°45'32"E 1053.52 feet to a found aluminum cap; Thence S00°07'37"E 1159.81 feet to a found iron pin; Thence WEST 134.85 feet to a found iron pin; Thence NORTH 26.00 feet to a found iron pin; Thence WEST 420.00 feet to a found iron pin; Thence SOUTH 526.00 feet to a found iron pin; Thence WEST 758.56 feet to a found iron pin; Thence S00°02'02"E 855.23 feet to a found iron pin; Thence S00°01'04"E 1068.86 feet to a set iron pin; Thence S89°47'18"W 790.09 feet to a set iron pin; Thence N00°18'27"E 258.50 feet to a set iron pin; Thence N89°54'33"W 484.29 feet to a set iron pin on said easterly R/W of U.S. Highway No. 2; Thence along said R/W N00°03'57"E 758.56 feet to a found aluminum cap; Thence N09°28'18"E 68.72 feet to a found aluminum cap; Thence N00°07'28"E 154.57 feet to a set iron pin; Thence leaving said R/W S89°47'18"W 474.20 feet to a set iron pin; Thence N00°05'27"E 254.70 feet to a set iron pin; Thence N89°54'33"W 484.29 feet to a set iron pin on said easterly R/W of U.S. Highway No. 2; Thence along said R/W N00°03'57"E 758.56 feet to a found aluminum cap; Thence N09°28'18"E 68.72 feet to a found aluminum cap; Thence along said Railroad R/W N18°49'39"E 2232.53 feet; Thence leaving said R/W N89°52'14"E 389.24 feet, more or less, to the thread of Trumbull Creek; Thence along said thread S23°39'19"W 109.09 feet; Thence S20°37'16"E 122.19 feet; Thence S06°14'03"W 110.74 feet; Thence S73°43'29"W 47.93 feet; Thence S18°27'30"E 51.88 feet; Thence S89°59'51"E 72.73 feet; Thence S18°27'30"E 53.11 feet; Thence S18°27'30"E 53.11 feet; Thence S21°44'11"E 52.40 feet; Thence leaving said thread S00°01'00"E 198.59 feet, more or less, to the point of beginning and containing 155.238 ACRES, more or less; Subject to and together with all appurtenant easements of record.

**TRACT 1:**  
A TRACT OF LAND, SITUATED, LYING AND BEING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 21 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:  
Tract 1 of Certificate of Survey No. 21720 (records of Flathead County, Montana), and containing 15.337 ACRES; Subject to and together with all appurtenant easements of record.

**TRACT 2:** (Includes Parcel 'B')  
A TRACT OF LAND, SITUATED, LYING AND BEING IN THE WEST HALF OF THE EAST HALF, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 21 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:  
Tract 2 of Certificate of Survey No. 21720 (records of Flathead County, Montana), and containing 66.603 ACRES; Subject to and together with all appurtenant easements of record.

**TRACT 3:** (Includes Parcel 'A')  
A TRACT OF LAND, SITUATED, LYING AND BEING IN THE WEST HALF OF THE EAST HALF OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 21 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:  
Tract 3 of Certificate of Survey No. 21720 (records of Flathead County, Montana), and containing 73.298 ACRES; Subject to and together with all appurtenant easements of record.

**PARCEL 'A':** (Being added to and made a part of Tract 3)  
A TRACT OF LAND, SITUATED, LYING AND BEING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 21 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:  
Parcel 'A' of Certificate of Survey No. 21720 (records of Flathead County, Montana), and containing 14.959 ACRES; Subject to and together with all appurtenant easements of record.

**PARCEL 'B':** (Being added to and made a part of Tract 2)  
A TRACT OF LAND, SITUATED, LYING AND BEING IN THE WEST HALF OF THE EAST HALF OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 21 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:  
Parcel 'B' of Certificate of Survey No. 21720 (records of Flathead County, Montana), and containing 24.207 ACRES; Subject to and together with all appurtenant easements of record.

**OWNERS' CERTIFICATION:**  
We hereby certify that the purpose of this division of land is to relocate common boundary lines between adjoining properties, and that no additional parcels are hereby created; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(a), M.C.A. 'divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties.'  
ALSO TRACT 1 is excluded from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.606(3)(a) as a parcel that has no facilities for water supply, wastewater disposal, drainage, or solid waste disposal, if no facilities will be constructed on the parcel.  
AND TRACTS 2 and 3 are 20 acres or greater, exclusive of public roadways, and are therefore not subject to sanitation review by the Department of Environmental Quality pursuant to M.C.A. 76-4-102(2).

**NOTE:** The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer with the certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record. Pursuant to ARM 24.183.1104(1)(iii)(C).

STATE OF MT )  
County of Flathead ) SS Michael W. Anders  
By: Michael W. Anders, Member

On this 15th day of February, 2021, before me, a Notary Public in and for the State of MT, personally appeared MICHAEL W. ANDERS, Member of NW DEV GROUP, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and who duly acknowledged to me that he executed the same.  
Michael W. Anders  
Notary Public for the State of MT

STATE OF Montana )  
County of Flathead ) SS JUMP RESERVE PROPERTIES, LLLP  
By: Kevin Hays (Print Name)

On this 25 day of February, 2021, before me, a Notary Public in and for the State of Montana, personally appeared KEVIN HAYS, General Partner of JUMP RESERVE PROPERTIES, LLLP, known to me to be the person whose name(s) is/are subscribed to the foregoing instrument and who duly acknowledged to me that he/she/they executed the same.  
Stephanie K Evans  
Notary Public for the State of MT



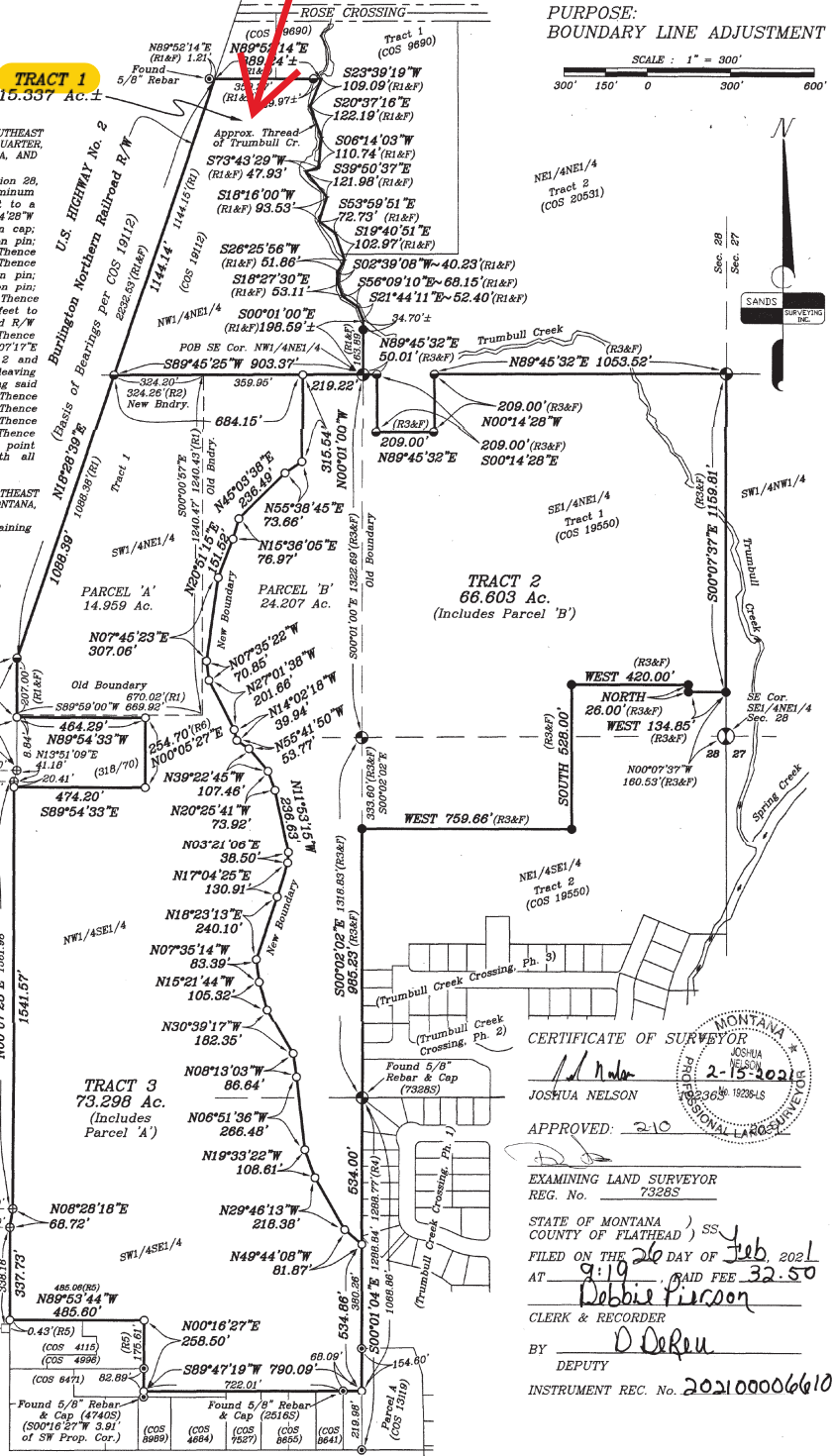
**TRACT 1**  
15.337 Ac. ±

**TRACT 2**  
66.603 Ac.  
(Includes Parcel 'B')

**TRACT 3**  
73.298 Ac.  
(Includes Parcel 'A')

**LEGEND:**

- ① 1/4 Corner - Found 3" Brass Cap (2520S)
- ② 1/16 Corner - Found 3-1/4" Alum. Cap (8694ES) (unless noted)
- Set 1/2"x24" Rebar & Cap (19236S)
- Found 1/2" Rebar & Cap (7975S)
- Found 2" Alum. Cap (8694ES)
- Found 2" Alum. Cap (MDOT)
- Found 5/8" Rebar & Cap (7328S) (unless noted)



CERTIFICATE OF SURVEY BY  
JOSHUA NELSON  
2-15-2021

APPROVED: 210  
JOSHUA NELSON

EXAMINING LAND SURVEYOR  
REG. No. 7328S

STATE OF MONTANA )  
COUNTY OF FLATHEAD ) SS  
FILED ON THE 26 DAY OF Feb, 2021  
AT 9:19 A.M. PAID FEE 32.50

CLERK & RECORDER  
BY: D DeRen  
DEPUTY

INSTRUMENT REC. No. 202100006610

COS# 21720  
202100006610 Fees: \$32.50 by: DD  
by AT&C - DAILY RECORDING  
Date 2/26/2021 Time 9:19 AM  
Debbie Pierson, Flathead County Montana

Tr 7G = 0809125 Tr 7F + 3B = 0919030 2/26/2021 JK 55/620