



**120 West 6th Street, Suite 5, Libby, MT 59923
Phone (406)293-3721, Fax (406)293-3723**

**Prepared Exclusively for:
Polly McMillan
Clearwater Montana Properties
1031MT Highway 200
Noxon, MT 59853**

Date: **March 27, 2019**

Property Profile No.: **722463-LI**

Last Grantee of Record: **James D. Emory and Janie F. Emory**

Property Address (if of record): **Not Available, Troy, MT 59935**

Legal Description: **An irregular tract of land near Troy, in Lincoln County, Montana, lying wholly within the N¹/₂SW¹/₄ of Section 16, Township 33 North, Range 34 West, P.M.M., according to the United States Government Township Plat thereof, more particularly described as tract 7 CS #1281.**

Attachments:

- X Last Conveyance Deed
- X Tax Information
- Deed(s) of Trust or Mortgage(s)
- Section Map
- Subdivision Plat Map
- X Certificate of Survey
- CC&R's

First American Title Company appreciates your business. If we can be of further assistance please contact, **Britani N. Bache** at **(406)293-3721**.

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. First American Title Company is not responsible for any errors or omissions in the information provided.

***First American Title Company
We make things simple.***



Lincoln County, Montana

Lincoln County Detail

- [Home](#)
- [Tax Search](#)
- [Doc Search](#)

03/27/19
08:53:55

LINCOLN COUNTY
SEDARIS CARLBERG
LINCOLN COUNTY TREASURER
512 CALIFORNIA AVENUE
Property Tax Query

Page: 1
Tax ID: 11007
Type:

Name & Address	TW Rang SC	Description
EMORY JAMES D & JANIE F 1174 OLD US HIGHWAY 2 N TROY MT 59935-8768	33N/34W /16	Geo 4498-16-1-01-01-0000 TR 1E 1N N2SW 23.552 ACRES

	YR	Int Date	Due date	Tax Amount	Penalty	Interest	Total Year
Paid	18	11/30/18	11/30/18	888.82			1,777.62
Tax Due	18	03/26/19	05/31/19	888.80			
Paid	17	11/24/17	11/30/17	892.35			1,784.68
	17	05/21/18	05/31/18	892.33			
Paid	16	11/30/16	11/30/16	832.83			1,665.63
	16	05/25/17	05/31/17	832.80			
Paid	15	11/30/15	11/30/15	825.47			1,650.92
	15	05/31/16	05/31/16	825.45			
Paid	14	11/24/14	12/01/14	885.42			1,770.80
	14	05/27/15	06/01/15	885.38			
Paid	13	11/27/13	12/02/13	1,009.90			2,019.78
	13	05/27/14	06/02/14	1,009.88			
Paid	12	11/23/12	11/30/12	986.77			1,973.52
	12	05/24/13	05/31/13	986.75			
Paid	11	11/25/11	11/30/11	948.18			1,896.34
	11	05/25/12	05/31/12	948.16			
Paid	10	11/24/10	11/30/10	935.50			1,870.97
	10	05/26/11	05/31/11	935.47			
Paid	9	11/24/09	11/30/09	866.29			1,732.55
	9	05/25/10	06/01/10	866.26			
Paid	8	11/24/08	12/01/08	869.30			1,738.58
	8	05/27/09	06/01/09	869.28			

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First American Title
P. O. Box 155
Libby, Montana 59923

184187 BOOK: 295 RECORDS PAGE: 743 Pages: 1
STATE OF MONTANA LINCOLN COUNTY
RECORDED: 05/02/2005 4:05 KOI: DEED
CORAL M. CUMMINGS CLERK AND RECORDER
FEE: \$6.00 BY: *Jessie A. Meigs*
TO: FIRST AMERICAN TITLE CO. OF MONT., INC. P.O. BOX 155, LIBBY.

16/168

WARRANTY DEED

Date: *May 2nd* April 2005.

County and State where property is located: Lincoln, Montana

GRANTORS:
Roy D. Shepherd and Peggy E. Shepherd
1400 Old Hwy 2
Troy, MT 59935

GRANTEES:
James D. Emory and Janie F. Emory husband and wife as joint tenants with right of survivorship.
3867 W. Dufort Road
Sagle, ID 83860

Legal Description:

An irregular tract of land near Troy, in Lincoln County, Montana, lying wholly within the N1/2SW1/4 of Section 16, Township 33 North, Range 34 West, P.M.M., according to the United States Government Township Plat thereof, more particularly described as tract 7 C.S. #1281.

For valuable consideration, Grantors convey to Grantees the above-described real property, together with all rights and appurtenances that attach to it or will attach to it on the effective date of sale. Grantors forever warrant that they have good title to the property, that they have the right to convey it, that no one has the right to dispossess Grantees of the property and that there are no encumbrances on the property other than those which have been disclosed. Disclosed are First American Title Insurance Company of Montana, Inc. Commitment No. LI-16168 dated January 24, 2005 Schedule B - Section 2 standard exceptions 1-10; and special exception 12 pertaining to an easement granted to Northern Lights, Inc., recorded June 23, 1989 in book 148 at page 800.

Roy D. Shepherd

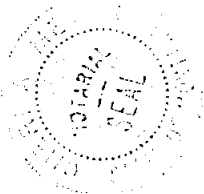
Grantor, Roy D. Shepherd

Peggy E. Shepherd

Grantor, Peggy E. Shepherd

STATE OF MONTANA, County of Lincoln ss:

On this *2nd* day of *April* 2005, appeared before me, a Notary Public for the State of Montana, Roy D. Shepherd and Peggy E. Shepherd known to me to be the persons described herein, who executed and acknowledged to me that they executed the foregoing instrument.



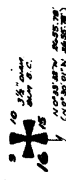
Cheri A. Meigs

Notary Public
Print Name: *Cheri A. Meigs*
Residing at Libby.
My commission expires: *6/30/2007*

LINCOLN COUNTY, MONTANA

CERTIFICATE OF SURVEY

THE SE 1/4 NW 1/4, E 1/2 SW 1/4 NW 1/4, E 1/2 NW 1/4 SW 1/4 NW 1/4, N 1/2 NE 1/4 SW 1/4, NE 1/4 NE 1/4 SW 1/4 AND IN THE NW 1/4 NW 1/4 SW 1/4 NW 1/4, NW 1/4 SW 1/4, SW 1/4 SW 1/4 NW 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 34 WEST, R.M.M.



This purpose of this division of land is to create irregular parcels greater than twenty (20) acres in size, and the subject parcels must be surveyed pursuant to Section 76-3-601, M.C.A.

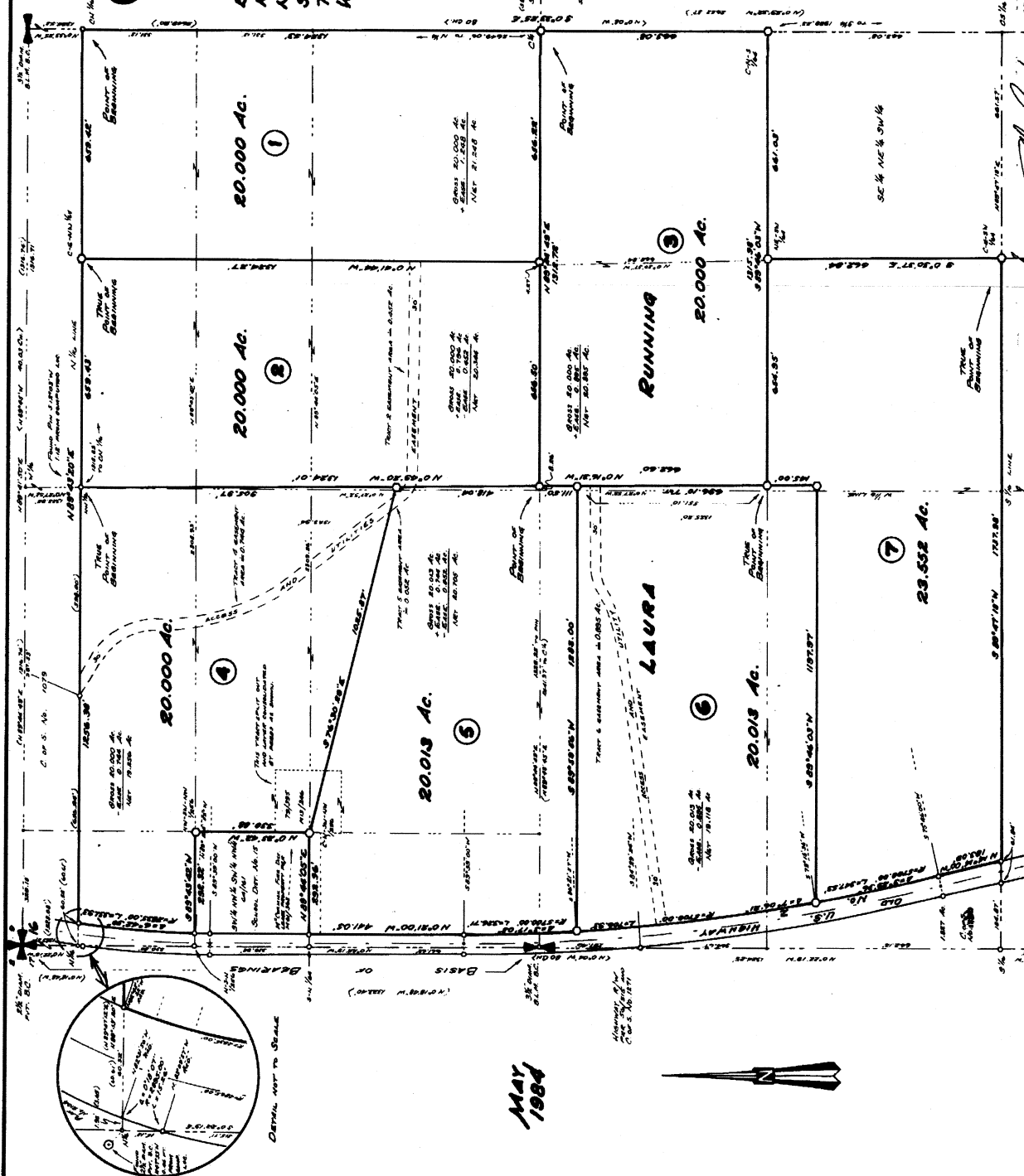
- LEGEND**
- 1/4 Section corner, not staked J.M.N. 461/5.
 - 1/4 Section corner, not staked J.M.N. 461/5, not indicated on accompanying survey.
 - Corner point.
 - Found monument as used.
 - Record data, C - 2/14/1979.
 - Record data, not G.L.D. survey.

SHEET 1 OF 2 SHEETS

STATE OF MONTANA COUNTY OF LINCOLN
Filed on this 11th day of July 1984
at Helena, Montana

APPROVED: *[Signature]*
Surveyor
APPROVED: *[Signature]*
County Clerk and Recorder
ATTEST: *[Signature]*
County Clerk and Recorder

Certificate of Survey No. 1281



MAY 1984

NINEMAN ENGINEERING
TROY, MONTANA

See 16, 64-65, 70-71, 74, 75

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Agricultural and Timber Properties
Geocode: 56-4498-16-1-01-01-0000 **Assessment Code:** 0000011007
Primary Owner: **PropertyAddress:** 1174 OLD US HIGHWAY 2
 EMORY JAMES D & JANIE F TROY, MT 59935
 1174 OLD US HIGHWAY 2 N **COS Parcel:**
 TROY, MT 59935-8768

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

S16, T33 N, R34 W, TR 1E 1N N2SW 23.552 ACRES

Last Modified: 3/16/2019 12:57:56 PM

General Property Information

Neighborhood: 256.100.0 **Property Type:** FARM_R - Farmstead - Rural
Living Units: 1 **Levy District:** 56-2530-15MF
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: 8 **Fronting:** 4 - Residential Street
Utilities: 7, 8 **Parking Type:**
Access: 1 **Parking Quantity:**
Location: 0 - Rural Land **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	22.552	00.00
Total Market Land	1.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
5/2/2005	0295	00743			
2/27/1995	0209	00365			
11/2/1993	0193	00085			

Owners

Party #1

Default Information: EMORY JAMES D & JANIE F
1174 OLD US HIGHWAY 2 N

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 9/17/2008 11:32:39 AM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2018	49029	194000	243029	COST
2017	49029	194000	243029	COST

Market Land

Market Land Item #1

Method: Acre **Type:** 1 Ac. beneath Improvements (for dwlg on Forest Land)

Width: **Depth:**

Square Feet: 00 **Acres:** 1

Valuation

Class Code: 2003 **Value:**

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	11 - Log	1991

Dwelling Information

Residential Type: SFR

Year Built: 1991

Effective Year: 0

Story Height: 1.0

Grade: 6

Class Code: 3301

Year Remodeled: 0

Style: 11 - Log

Roof Material: 10 - Asphalt Shingle

Roof Type: 3 - Gable

Attic Type: 4

Exterior Walls: 4 - Log (not log over frame)

Exterior Wall Finish: 0 - Other

Degree Remodeled:

Mobile Home Details

Manufacturer:

Serial #:

Width: 0

Model:

Length: 0

Basement Information

Foundation: 2 - Concrete **Finished Area:** 840 **Daylight:** Y
Basement Type: 3 - Full **Quality:** 1 - Minimal

Heating/Cooling Information

Type: Central **System Type:** 4 - Gravity Hot Air
Fuel Type: 6 - Wood **Heated Area:** 0

Living Accomodations

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

Additional Information

Fireplaces: **Stacks:** 0 **Stories:**
Openings: 0 **Prefab/Stove:** 1
Garage Capacity: 0 **Cost & Design:** 0 **Flat Add:** 0
% Complete: 0 **Description:** **Description:**

Dwelling Amenities

View: **Access:**

Area Used In Cost

Basement: 1077 **Additional Floors:** 0 **Attic:** 592
First Floor: 1077 **Half Story:** 0 **Unfinished Area:** 0
Second Floor: 0 **SFLA:** 1669

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:** 0

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open	33 - Deck, Wood		32	0	0
	11 - Porch, Frame, Open			381	0	0
34 - Deck, Concrete				102	0	0
	11 - Porch, Frame, Open			192	0	0
				136	0	0

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential **Description:** RRS2 - Shed, residential, metal
Quantity: 1 **Year Built:** 2003 **Grade:** A
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 14 **Length:** 16 **Size/Area:** 224
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #2

Type: Residential **Description:** RRG1 - Garage, frame, detached, finished
Quantity: 1 **Year Built:** 2003 **Grade:** 5
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 30	Length: 40	Size/Area: 1200
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #3

Type: Residential	Description: AAP6 - Pole Frame Bldg, 4 sides open, wood	
Quantity: 1	Year Built: 1990	Grade: A
Condition:	Functional:	Class Code: 3301

Dimensions

Width/Diameter: 20	Length: 31	Size/Area: 620
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #4

Type: Residential	Description: RRS1 - Shed, Frame	
Quantity: 1	Year Built: 1990	Grade: L
Condition:	Functional:	Class Code: 3301

Dimensions

Width/Diameter: 11	Length: 11	Size/Area: 121
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #5

Type: Residential	Description: RRS1 - Shed, Frame	
Quantity: 1	Year Built: 1980	Grade: L
Condition:	Functional:	Class Code: 3301

Dimensions

Width/Diameter: 12	Length: 20	Size/Area: 240
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #6

Type: Residential	Description: AAP2 - Pole Frame Bldg, 4 sides closed, wood	
Quantity: 1	Year Built: 1986	Grade: A
Condition:	Functional:	Class Code: 3301

Dimensions

Width/Diameter: 12	Length: 24	Size/Area: 288
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #7

Type: Residential	Description: RRS1 - Shed, Frame	
Quantity: 1	Year Built: 2007	Grade: A
Condition:	Functional:	Class Code: 3301

Dimensions

Width/Diameter: 20	Length: 20	Size/Area: 200
Height:	Bushels:	Circumference:

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: Forest

Class Code: 1901

Productivity

Quantity: 435.18

Units: Board Feet/Acre

Valuation

Acres: 22.552

Value: 0

Irrigation Type:

Timber Zone: 1

Commodity: Timber

Per Acre Value: 0