



First American Title Company

704 SOUTH MAIN ST.
KALISPELL, MT 59901
PHONE: 406.752.5388
FAX: 406.752.9617

530 9TH STREET WEST, SUITE 1
COLUMBIA FALLS, MT 59912
PHONE: 406.892.4400
FAX: 406.892.4450

903 SPOKANE AVE., SUITE 1
WHITEFISH, MT 59937
PHONE: 406.862.6366
FAX: 406.862.6990

www.gofirstam.com

PROPERTY PROFILE

PREPARED FOR: **Clearwater Montana Properties-Polly McMillan**
LP# **5495**

PREPARED FOR YOU BY: **Gregg (kalispellmt@gofirstam.com)**

DATE: **06/18/18**

OWNER OF RECORD: **Michael J. Chauncey**

PROPERTY ADDRESS: **1186 Barbara Way, Kila, MT 59920**

DESCRIPTION: **Parcel B of Certificate of Survey 15230**

- X LAST CONVEYING DOCUMENT
- X TAX INFORMATION
- X SECTION MAP
- SUBDIVISION PLAT MAP
- COVENANTS & RESTRICTIONS
- X CERTIFICATE OF SURVEY
- X ORDER SHEET

ASSESSOR # **20-0005353**

GEOCODE # **07-3832-15-1-03-01-0000**

THIS LISTING PACKAGE IS FURNISHED AS A FREE PUBLIC SERVICE. IT IS NOT THE RESULT OF A TITLE SEARCH OR BASED ON A COMPLETE EXAMINATION OF THE PUBLIC RECORDS. IT IS NOT INTENDED TO BE, NOR SHOULD BE, RELIED UPON AS ACCURATE REPRESENTATION OF THE STATUS OF TITLE. FIRST AMERICAN TITLE COMPANY DISCLAIMS ANY AND ALL LIABILITY AS TO THE VALIDITY, SUFFICIENCY AND/OR EFFECT OF THE DOCUMENTS DESCRIBED IN THIS LISTING PACKAGE.

5

2003227 15050

COMPLIMENTS OF: CITIZEN'S TITLE & ESCROW CO, INC.; 704 SOUTH MAIN, KALISPELL MT 59901 (406)752-5388

Order No. CT-75844

S

WARRANTY DEED

For Value Received **WWW Venture Group, a Partnership**

the Grantor does hereby grant, bargain, sell and convey unto

Michael J. Chauncey

the Grantee, and to the heirs and assigns forever, the following described premises, in FLATHEAD COUNTY, MONTANA, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

05000003

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the 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, and that he will warrant and defend the same from all lawful claims whatsoever.

DATED: AUGUST 15, 2003.

WWW Venture Group, a Partnership

BY: *Paul D. Wachholz*
Paul D. Wachholz, Managing Partner

APPROVED 8/15/03 *Norma Kester*

STATE OF MONTANA, COUNTY OF FLATHEAD

On this 15 day of August, 2003, before me, a Notary Public in and for said State, personally appeared Paul D. Wachholz known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Notary Public for the State of *MT*
Residing at:
My Commission Expires:



NORMA KESTER
NOTARY PUBLIC-MONTANA
Residing at Kalispell, Montana
My Comm. Expires May 8, 2004
(SEAL)

MONTANA, COUNTY OF FLATHEAD

I hereby certify that this instrument was filed for record at _____ minutes past _____ o'clock _____ m., this _____ day of _____, 20____, in my office, and duly recorded in Book _____ of Deeds at Page _____, records of Flathead County, State of Montana.
Reception No. _____

County Clerk and Recorder
Fee \$ _____ Paid

Deputy

200322715050

EXHIBIT A

FILE NO.: CT-75844

That portion of the South 1/2 of the Northeast 1/4, Section 15, Township 27 North, Range 22 West, P.M.M., Flathead County, Montana described as follows:

Beginning at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Northeast 1/4; thence along the East line of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 South 00°02'18" East 1318.92 feet to the Southeast corner of the West 1/2 of the Southeast 1/4 of the Northeast 1/4; thence along the South line of the Northeast 1/4 South 89°53'19" West 998.75 feet; thence North 00°05'34" East 1320.38 feet to the North line of the South 1/2 of the Northeast 1/4; thence along said North line of the South 1/2 of the Northeast 1/4 South 89°59'55" East 331.64 feet and North 89°57'31" East 664.08 feet to the Point of Beginning.

Parcel B of Certificate of Survey No. 15230.

SUBJECT TO AND TOGETHER WITH Rights of Way and easements established or of record.

SUBJECT TO A reservation of an easement over the portion of said land and for the purposes stated herein, and incidental purposes, IN FAVOR OF: Enterprise Lumber Company, a corporation FOR : to cross said lands for all purposes connected with their logging and milling operations in said locality at all times so long as they may be operating in the vicinity of said lands RECORDED : December 1, 1911, in Book 117, Page 42, as Doc. No. 4263, records of Flathead County, Montana. AFFECTS : The E1/2NE1/4 of Section 15 and other property

SUBJECT TO A reservation of an easement over the portion of said land and for the purposes stated herein, and incidental purposes, IN FAVOR OF: John W. Sykes and Phoebe Sykes FOR : to pass over and travel the wagon road across said lands as laid out and established RECORDED : March 21, 1924, in Book 187, Page 564, as Doc. No. 974, records of Flathead County, Montana. AFFECTS : The NE1/4 of Section 15 and other property

SUBJECT TO Easement for the right to use and travel that certain road now across said lands reserved by John F. Gross and Sarah E. Gross, recorded April 2, 1926, in Book 192, Page 351, as Doc. No. 1315, records of Flathead County, Montana. (AFFECTS: The NE1/4 of Section 15 and other property)

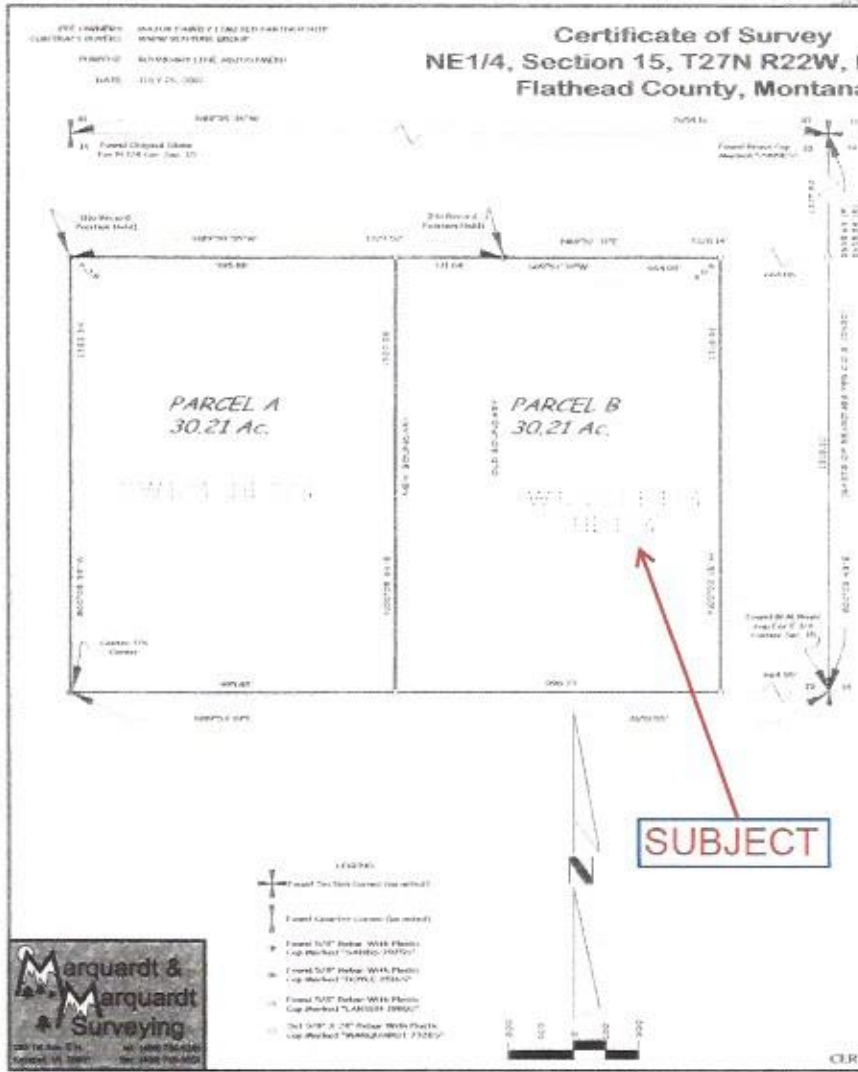
SUBJECT TO Easement for the right to use and travel that certain road now across said lands granted to Frank B. Gross and Josephine Gross, recorded May 6, 1931, in Book 186, Page 476, as Doc. No. 1471, records of Flathead County, Montana. (AFFECTS: The S1/2NE1/4 of Section 15 and other property)

*Return Deeds James to:
Michael J. Chauncey
4380 1st Ave. NW.
Naples, FL 34119-2655*

STATE OF MONTANA COUNTY OF FLATHEAD) ss
RECORDED IN THE RECORDS OF FLATHEAD COUNTY, STATE OF MONTANA
AT THE REQUEST OF CTE ON
Aug. 15, 2003 @ 3:05 o'clock PM PAID
P. Paula Robinson CLERK AND RECORDER BY
Rebecca Esch DEPUTY
RETURN
DOCUMENT # 200322715050

Certificate of Survey
NE1/4, Section 15, T27N R22W, P.M., M.
Flathead County, Montana

"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 a actual survey."
First American Title Company



Legal Description

Parcel A
 That portion of the Southeast 1/4 of the Northeast 1/4, Section 15, Township 27 North Range 22 West, P.M., Flathead County, Montana described as follows:
 Beginning of the line from corner of the Southwest 1/4 of the Northeast 1/4
 Thence along the North line of the Southwest 1/4 of the Northeast 1/4 South 89°51'00" East 193.08 feet;
 Thence South 87°05'30" West 1372.25 feet to the South line of the Southwest 1/4 of the Northeast 1/4;
 Thence along the South line of the Southwest 1/4 of the Northeast 1/4 South 89°51'00" West 555.85 feet and then 89°51'00" East 1372.25 feet to the East of Beginning containing 30.21 acres of land all or shown herein.
 Subject to easements of record.

Parcel B
 That portion of the South 1/2 of the Northeast 1/4, Section 15, Township 27 North Range 22 West, P.M., Flathead County, Montana described as follows:
 Beginning of the line from corner of the West 1/2 of the Southwest 1/4 of the Northeast 1/4
 Thence along the East line of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 South 89°51'00" East 1388.00 feet to the Southeast corner of the West 1/2 of the Southwest 1/4 of the Northeast 1/4;
 Thence along the South line of the Northeast 1/4 South 89°51'00" West 198.75 feet;
 Thence North 89°51'00" East 198.75 feet to the North line of the Southwest 1/4 of the Northeast 1/4;
 Thence along the North line of the Southwest 1/4 of the Northeast 1/4 South 89°51'00" East 331.00 feet and then 89°51'00" East 662.00 feet to the East of Beginning containing 30.21 acres of land all or shown herein.
 Subject to easements of record.

Owner Certification
 I hereby certify that the portion of the division of land to be shown on certain township line boundaries adjoining property adjacent a plotted subdivision and that no additional parcels are hereby created. Therefore, the division of land is except from corner of a subdivision pursuant to Section 10-3-207(2)(a), MCA.

WWW VENTURE GROUP
 WALTER D. WACHNER, MANAGING PARTNER
 STATE OF _____
 COUNTY OF _____
 This instrument was acknowledged to me on _____ 2007
 by WALTER D. WACHNER, MANAGING PARTNER of WWW VENTURE GROUP.

Notary Public for the State of Montana
 My Commission Expires _____

Approved: _____ 2007

Commissioned Notary Public
 Registration No. 09282

PREPARED BY SURVEYOR

DAVID WACHNER
 Registration No. 7526

STATE OF MONTANA
 County of Flathead

Filed on the 19 day of _____ 2007 at _____

 County Clerk and Recorder
 By Richard Leland
 Deputy

Instrument Record No. 2007-2210910
dlp

Marquardt & Marquardt Surveying
 200 W. Main St. P.O. Box 1000
 Helena, MT 59601
 Phone: 406.251.4400
 Fax: 406.251.4401

CERTIFICATE OF SURVEY No. <u>10030</u>	FILED Case: 01010
DATE: 7/26/07	Recorder Name: W
Project Name: WACHNER	Project Number: 02167
Prepared by: WACHNER	Drawn by: TULLIN

SUBJECT



Legal Desc
Parcel A
That porti
West, P.M
Beginning
Thence alc
995.88 feet
Thence So
Northeast
Thence alc
West 995.
acres of la
Subject to

Parcel B
That porti
West, P.M
Beginning
Thence alc
00°02'18"
Northeast
Thence alc
Thence No
1/4;
Thence alc
feet and N
all as show
Subject to

Owner Ger
I hereby c
between a
created, 1
76-3-207(

WWW VEI
Paul D. W.
PAUL D. W
STATE OF
County of
This instr
by PAUL D

Notary Paul
Notary Paul
Residing at
My Commis

Approved:
Examining
Examining
Registrar

"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."
First American Title Company



SUBJECT