



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# **5496**

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

DATE: **06/18/18**

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

PROPERTY ADDRESS: **1214 Barbara's Way, Kila MT 59920**

DESCRIPTION: **Parcel A 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 # **20-0007127**

GEOCODE # **07-3832-15-1-03-40-0000**

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200322715040

EXHIBIT A

FILE NO.: CT-75844

That portion of the Southwest 1/4 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 Northwest 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°59'55" East 995.88 feet; thence South 00°05'34" West 1320.38 feet to the South line of the Southwest 1/4 of the Northeast 1/4; thence along the South & West lines of the Southwest 1/4 of the Northeast 1/4 South 89°53'19" West 995.85 feet and North 00°05'29" East 1322.35 feet to the Point of Beginning.

Parcel A 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 these Taxes To:
Michael G. Chauncey
4380 15th 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
Aug. 15 2003 @ 3:04 P^M CLOCK \$ 12 00 PAID
PAULA ROBINSON, CLERK AND RECORDER BY
Mona [Signature] DEPUTY
RETURN
DOCUMENT # 200322715040

(4)

2003227 15040

COMPLIMENTS OF: CITIZEN'S TITLE & ESCROW CO, INC.; 704 SOUTH MAIN, KALISPELL MT 59901 (406)52-5388

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

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

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.

Norma Kester
Notary Public for the State of
Residing at:
My Commission Expires:



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

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 of Page _____ records of Flathead County, State of Montana.

Reception No. _____
County Clerk and Recorder
Fee \$ _____ Paid

Deputy

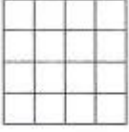
0005353

APPROVED 8/15/03 PC

"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 an actual survey."
 First American Title Company

15 27 22

SCALE 1" = 400'



THIS MAP IS PREPARED ONLY FOR THE ADMINISTRATIVE USE OF FLAHEAD COUNTY AND IS NOT NECESSARILY AN ACCURATE REPRESENTATION OF THE LOCATION OR EXISTENCE OF TRACTS OF RECORD, THEIR BOUNDARIES OR EASEMENTS AND HIGHWAYS

PREPARED BY:
 FIRST AMERICAN TITLE COMPANY
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 PHONE: (954) 576-1100
 FAX: (954) 576-1101
 LICENSE NO. 12000
 EXPIRES: 12/31/2016
 DATE: 07/14/16



SUBJECT

07-14-16

"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

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

THE OWNERS: MATSON FAMILY LIMITED PARTNERSHIP
CONTRACT NUMBER: WWW.VENTURE GROUP
PURPOSE: INCORPORATE LAND ACQUISITION
DATE: JULY 26, 2007



Legal Description:

The location 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 at the Northeast corner of the Southwest 1/4 of the Northeast 1/4, Thence along the North line of the Southwest 1/4 South 89°59'10" East 995.88 feet,
Thence South 00°00'34" West 1320.38 feet to the South line of the Southwest 1/4 of the Northeast 1/4,
Thence along the South West line of the Southwest 1/4 of the Northeast 1/4 South 89°53'30" West 975.05 feet and North 89°59'31" East 644.08 feet to the Point of Beginning containing 30.21 acres of land, Subject to easements of record.

Parcel B:

The 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 at the Northeast corner of the West 1/2 of the Northeast 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 00°02'10" East 1319.32 feet to the Southeast corner of the West 1/2 of the Northeast 1/4 of the Northeast 1/4,
Thence North 00°00'34" East 1320.38 feet to the North line of the Southwest 1/4 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°59'31" East 644.08 feet to the Point of Beginning containing 30.21 acres of land all as shown herein.
Subject to easements of record.

Owner Certification:

I hereby certify that the purpose of this division of land is to subdivide a common boundary line between adjoining properties and a plat of subdivision and that an additional parcel is hereby created. Therefore, this division of land is exempt from review of a subdivision pursuant to Section 76-3-201(1)(b), MCA.

WWW VENTURE GROUP

PAUL D. WACHOLZ, MANAGING PARTNER
STATE OF
County of

This instrument was acknowledged before me on _____ 2007, A.D., at _____ of _____ by PAUL D. WACHOLZ, MANAGING PARTNER of WWW VENTURE GROUP.

Notary Public for the State of
My Commission Expires

Approved: _____ 2007
Examining Land Surveyor
Registration No. 9428

CERTIFICATE OF SURVEYOR

DAWN MARQUARDT
Registration No. 7328

STATE OF MONTANA
County of Flathead

Filed on the 17th day of _____ 2007, A.D., at _____ of _____ by _____ Surveyor
by _____ Deputy
Entrustment Record No. _____

Field Case: 2007-010
Business Date: 04/01/07
Project Name: WWW VENTURE GROUP
Project Number: 02/007
Drawn By: Tunkler

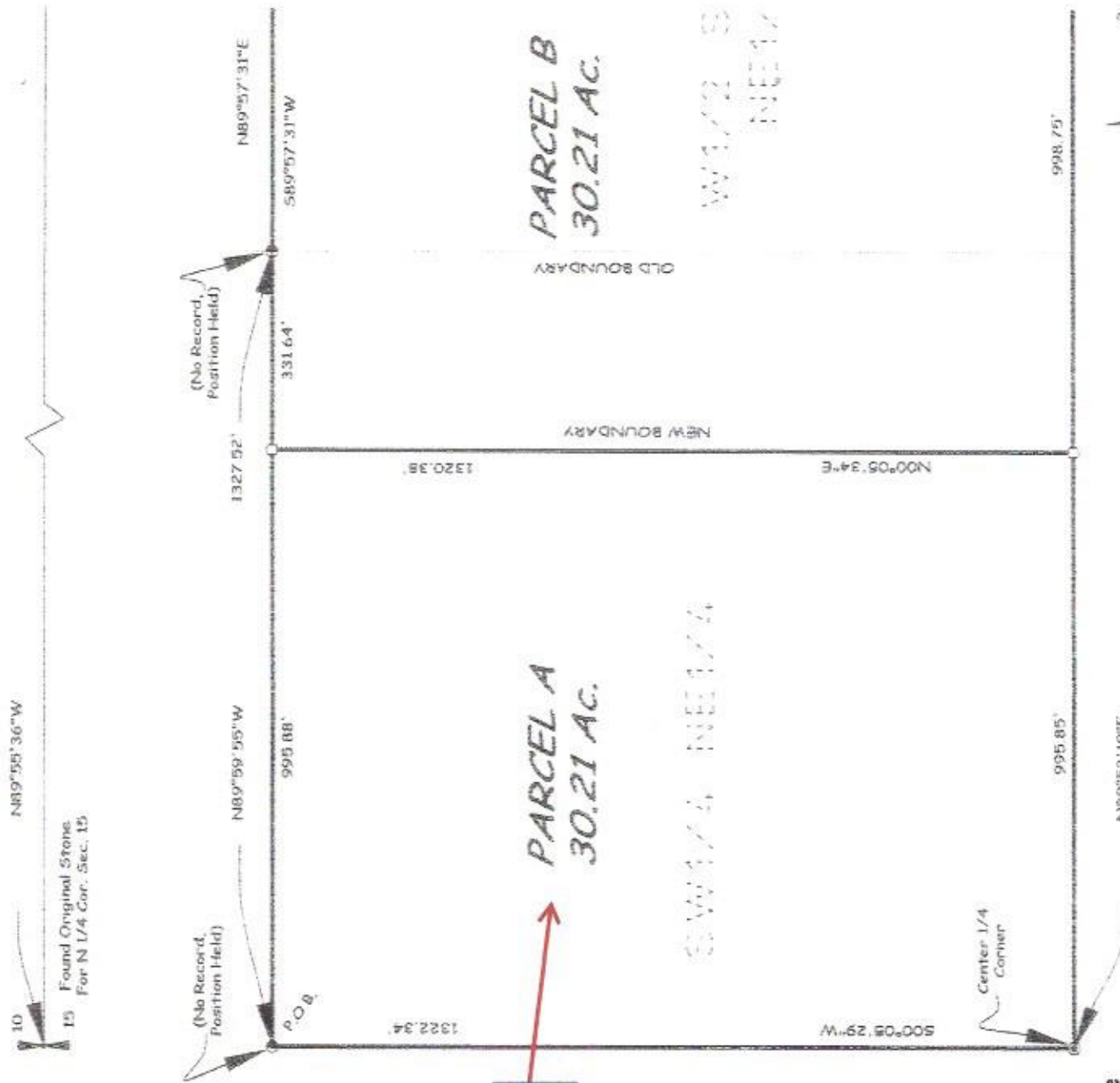
CERTIFICATE OF SURVEY NO. 15236

WACHOLZ



SUBJECT

Marquardt & Marquardt Surveying
285 W. Pine St.
Missoula, MT 59701
406.541.7800
www.marquardt-surveying.com



SUBJECT

PARCEL A
30.21 AC.

PARCEL B
30.21 AC.



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