

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 N½SW¼ 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.

Page 1 of 1 Search



Lincoln County, Montana

Lincoln County Detail

- Home
- Tax Search
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03/27/19 08:53:55

LINCOLN COUNTY SEDARIS CARLBERG LINCOLN COUNTY TREASURER Page: 1 Tax ID: 11007 Type:

512 CALIFORNIA AVENUE

Property Tax Query

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		11/30/18				888.82			1	,777.62
Paid	17	03/26/19 11/24/17	11/	30/17		888.80 892.35			1	,784.68
Paid	16	05/21/18 11/30/16	11/	30/16		892.33 832.83			1	,665.63
Paid	15	05/25/17 11/30/15	11/	30/15		832.80 825.47			1	,650.92
Paid	14	05/31/16 11/24/14	12/	01/14		825.45 885.42			1	,770.80
Paid	13	05/27/15 11/27/13	12/	02/13		885.38 1,009.90			2	,019.78
Paid	12	05/27/14 11/23/12	11/	30/12		1,009.88			1	, 973.52
Paid	11	05/24/13 11/25/11	11/	30/11		986.75 948.18			1	,896.34
Paid	10	05/25/12 11/24/10	11/	30/10		948.16 935.50			1	,870.97
Paid	9	05/26/11 11/24/09	11/	30/09		935.47 866.29			1	, 732.55
Paid		05/25/10 11/24/08				866.26 869.30			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

PAGE: 743 Pages: 1 184187 BOOK: 295 RECORDS

STATE OF MONTANA LINCOLN COUNTY

RECORDED: 05/02/2005 4:05 KOI: DEED

CORAL M. CUMMITTEES CLERK AND BY:

WARRANTY DEED

Date: April 12 2 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.

Grantor, Roy D. Shepherd

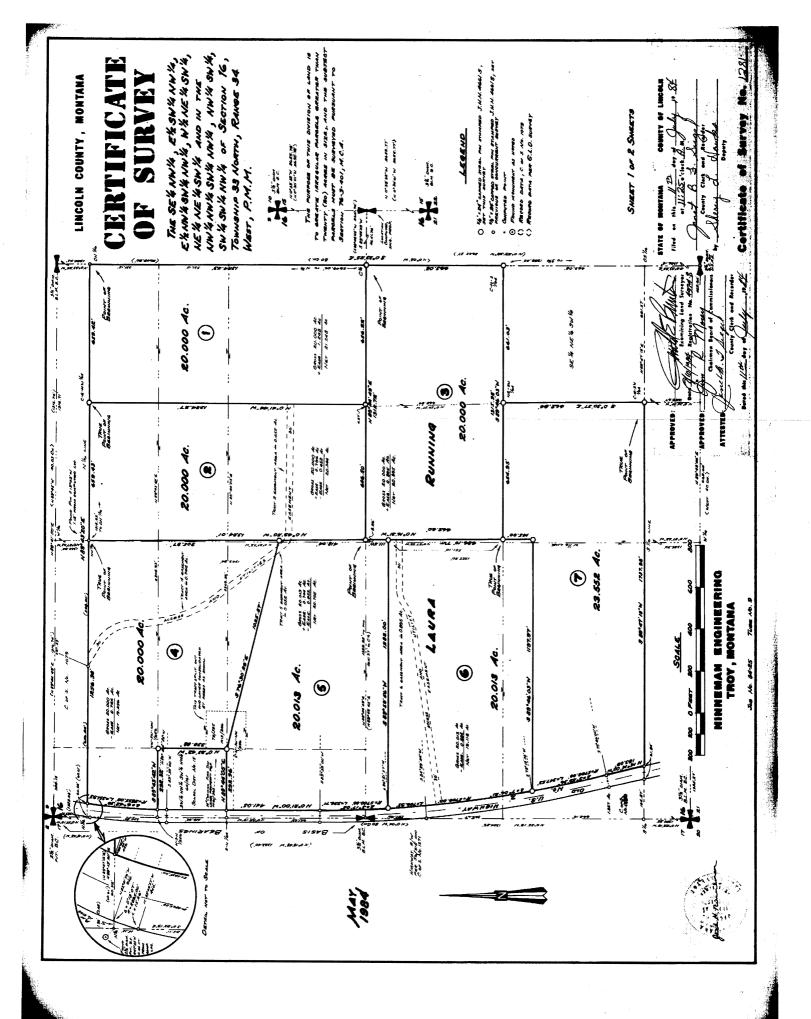
STATE OF MONTANA, County of Lincoln ss:

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.

> Notary Public Print Name:

Residing at Libby.

My commission expires: 6/80/8007



Lincoln County, Montana

A CONTRACTOR OF THE PROPERTY O

CERTIFICATE

SURVEY

In the Shank and the Als Shis or Section is , Township 33 North, Range 34 West, P.M.M.

MAY, 1964

DESCRIPTION TRACT 1

A rectangular tract of land mear Troy, in Lincoln County, Montane, lying wholly within the sEW NM of Sections of Section 15. Township 33 Month, Range 34 West, P.M.M., containing 20.000 acres, nore or less, and more particularly described as follows:

Licolarly described as follows:

Exclusive the sext SM shot proped steat bits targed of M.M., def55 thereinsfore referred to as "5.9% inch particular account of said Section 15. From which the brase capped monument matching the botth quarter account of said Section 15. From which the brazement, along the NorthScount center-of-section libers to a 5.9% inch plus marking the Ch corner of said Section 16; thence, along the Earlywest center-of-section line 19.9% of said Section 16; thence, No Gally 10° Section 110; the point of the point of beginning.

13.44.27 feet to a 5.9% inch plus on the botth one-mixtenth line of said Section 16; thence, along said line, No Including an assessment thirty feet in within a access and utilities, containing 1.248 acre, more or less, entering the aforedescribed tract on the West boundery, as shown on the diagram harvetth attached.

An irregular tract of land near Troy, in Lincoln County, Montana, 1918 wholly within the West half of Section 16, Formship 33 Month, Range 34 Meet, P.R.M., containing 20.013 scree, roce or less, and more particularly described as follows as colleged as follows.

Beginning at a 5/8 inch capped steel pin stamped J.R.M. 46618 Charahatter referred to as "a 5/8 inch behin on the Dark-Neet center-of-section line of said Section 16, fear which the Near Quarter corner of said Section 16 hears 8 89°44/49"W 1329.52 feet; thence, a 0°45/31"W 111.50 feet to a 5/8 inch pin hence, a 1999-158"W 1289.57 feet, thence, a 1999-158"W 1289 inch pin in the capped to 1999 inch pin in the Capped Section 16 hears 8 89°44/49"W 1289.57 feet to a 60°41/49"W 1289.57 feet to a 5/8 inch pin on the curved Daskerly tript of way, along the arc of a curve to the 1999 inch pin near 8 80°21/49", thence, a lang said tipth of way, along the arc of a curve to the 1999 in pin pin near 1999 in 1999 in

unswallings of a thirty foot wide easement for access and utilities, containing 0.062 acrs, more or less, so subject to a thirty foot wide areard at all and herein described, as shown on the drawing meant attached, including at hirty foot wide easement for access and utilities, containing 0.344 acrs, more or less, ontexing the aforestescribed tract on the North boundary, as shown on the drawing herewith attached.

DESCRIPTION TRACT 6

DESCRIPTION TRACT 2

Is rectangular tract of land near Troy, in Lincoln County, Montana, lying wholly within the 59 link Section les, rounding 33 North, Range 34 Mest, P.M.M., containing 20.000 acres, more or less, and more particularly described as follows:

described as follows:

commencing at the brass capped monument marking the North quarters corner of said section list hence.

commencing at the brass capped monument marking the North quarters corner of said captured steel pin a stamped i.H.M. defig theretarizer referred to as "8 5/9 inch pin" marking the Orth Corner of said section list new Lincor and the True point of Feet to a 5/8 inch pin" marking the Roth Orner streemth of 1/8 line of all described and the True point of the Armyland and N.M. Thins. S Orly 4/4 T 134.37 feet to a 5/8 inch pin on the Bast/Near beginning inthemes, leaving and N.M. Thins. S Orly 4/4 T 134.37 feet to By Orly 199 feet to a 5/8 inch pin on the Bast/Near beginning in theme. Leaving and N.M. Thins. S Orly 4/4 T 134.37 feet to By Orly 199 feet to By

An irregular tract of land near Troy, in tincoln County, Montene, 19ing wholly within the North half of the Southwest quarter of Section 16, Torombip 23 North, Range 34 West, P.M.M., containing 20.013 acres, more or less, and more particularly described as foollows:

Commencing at the brass capped montent marking the South quarter corner of said Section 16; thence, a 60-22 is feet, thence, 8 67-86 ord, 1115.95 feet as 5,8 inch capped stread plu stamped J.H.M. and the plus the plus the plus the plus of the curved feet to a 50-8 inch plus thence, 8 69-66 ord, which the plus of the plus of the curved feet to a 50-8 inch plus of the curved factorly right to a 59-8 inch plus themse, 8 69-66 11 for the plus of the plus of the curved feet to a 50-8 inch plus of 100-01 feet, trushing through an angle of 706-01, a tength of 706-31 feet to a 59-8 inch plus of the curved feet to a 50-8 inch plus of the curved feet to a 50-8 inch plus of the curved feet to a 50-8 inch plus of 100-01 feet to a 50-9 inch

DESCRIPTION TRACT 3

A rectangular tract of land near Troy, in Lincoln County, Montana, lying wholly within the Nth SWA of Section 16, Township 3) North, Range 34 Wast, P.M.M., containing 20.000 arras, more of less, and more particularly described as follows:

The particularly described tract on the Neet 11he, as shown on the drawing bareauth tatached.

An irregular tract of land near Troy, in Lincoln County, Montana, lying wholly within the North half of the Southmest quarter of SeatLon 16, Tomahip 31 Most., Range 34 West, P.M.M., containing 23.552 acree, more or leas, and more particularly described as follows:

Commending at the brass capped sonment marking the South quarter corner of said Section 16; thence, a Gally 279 w. 1324 is feet, thence, a googly sonment marking the South quarter corner of said Section 16; the trops plant of beginning there are a %9 inch pin') marking the C-FSM L64 corner of said Section 16, the trops plant of beginning there are a %9 inch pin') marking the C-FSM L64 corner of said Section 16, the trops plant of beginning there are \$19 inch pin') marking the C-FSM L64 corner of said Section 16, the 184 graph of the pin on the Enterty right of way line of 010 u.s. Highway No. 2; thence, along said right of way. N 184 graph of 34,33 feet to a 5/8 inch pin; thence, leaving and right of 34,33 feet to a 5/8 inch pin, where the ratius hears \$7991518** thence, leaving said right of way, N 8946103** 139,59 feet to a 5/8 inch pin; thence, a way 18946103** 564,95 feet to a 5/8 inch pin; thence, a 8091318** 654,95 feet to a 5/8 inch pin; thence, a 8091318** 654,95 feet to a 5/8 inch pin; thence, a 8091318** 654,95 feet to a 5/8 inch pin; thence, a 8091318** 654,95 feet to a 5/8 inch pin; thence, a 8091318** 654,95 feet to a 5/8 inch pin; thence, a 8091318** 654,95 feet to a 5/8 inch pin; thence, a 8091418** 654,95 feet to a 5/8 inch pin; thence, a 8091418** 654,95 feet to a 5/8 inch pin; thence, a 8091418** 654,95 feet to a 5/8 inch pin; thence, a 8091418** 654,95 feet to a 5/8 inch pin; thence, a 8091418** 654,95 feet to a 5/8 inch pin; thence, a 8091418** 654,95 feet to a 5/8 inch pin; thence, a 8091418** 654,95 feet to a 5/8 inch pin; thence, a 8091418** 654,95 feet to a 5/8 inch pin; thence, a 8091418** 654,95 feet to a 5/8 inch pin; thence, a 8091418** 654,95 feet to a 5/8 inch pin; the 809148** 654,95 feet to a 5/8 inch pin; the set to a

DESCRIPTION TRACT 7

DESCRIPTION TRACT 4

An irregular tract of land near Troy, in Lincoln County, Hontean, lying wholly within the SW NWA of Section 16, Tornship 31 North, Pange 34 Near, P.M.K., containing 20.000 acres, more or less, and more particularly described as follows:

Commencing at the heast capped nonument marking the North quarter corner of said Section 16; thence,

Commencing at the heast capped nonument marking the North quarter corner of said Section 16; thence,

seg315.21 324.3 Seet; thence, 8 9943120W; 1318 SE SEet to 8 25, thin capped steel fin stamped 3.1 H.N.

said Section 16, heapt the Southeast corner of the trace of land heatth described, not the treue point of

said Section 16, heatth speciment of that trace of land heatth described, and the treue point of

section 16, hearth of the trace of the trace of land heatth described, and the treue point of

heatth thence, 5 049.3078 905.91 feet to a 5/8 inch plut thence, a 109.21 the trace of the said section 16, where the relation bears N 929.12 feet to a 5/8 inch plut thence, along state Triple of way, along the arc of a current to the right, having a reduce of 2935.00 feet, along through an angle of 622.00°, a length of 13, 19 feet to a 194 inch plut on the North one-sixteenth turning through an angle of 622.00°, a length of 194 inch plut on the North one-sixteenth turning through an angle of 622.00°, a length of 194 inch plut on the North one-sixteenth along said N 126 line, 8 343120° E156, 8 feet to the true point of beginning. assement for sessas and utilities, containing 0.744 acre, more or less, ds

Subject to a thirty foot wide asses on the drawing herewith attached



Troy, Montana

Ninneman Engineering

TUBE NO. .

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
Access: 1

Parking Type: Parking Quantity:

Access: 1 Location: 0 - Rural Land

Parking Proximity:

Land Summary

<u>Land Type</u>	Acres	<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: Last Modified: Conversion

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: Acres: 1

Square Feet: 00

Valuation

Class Code: 2003

Value:

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	11 - Log	1991

Dwelling Information

Residential Type: SFR

Style: 11 - Log

Year Built: 1991

Roof Material: 10 - Asphalt Shingle

Effective Year: 0

Roof Type: 3 - Gable

Story Height: 1.0

Attic Type: 4

Grade: 6

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

Class Code: 3301

Exterior Wall Finish: 0 - Other

Year Remodeled: 0

Degree Remodeled:

Mobile Home Details

Manufacturer: Model:

Serial #:

Width: 0 Length: 0

Basement Information

Foundation: 2 - Concrete

Basement Type: 3 - Full

Finished Area: 840 Quality: 1 - Minimal Daylight: Y

Heating/Cooling Information

Type: Central

System Type: 4 - Gravity Hot Air

Fuel Type: 6 - Wood Heated Area: 0

Living Accomodations

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

Additional Information

Fireplaces:

Stacks: 0

Stories:

Openings: 0 Cost & Design: 0 Prefab/Stove: 1 Flat Add: 0

Garage Capacity: 0 % Complete: 0

Description:

Description:

Dwelling Amenities

View:

Access:

Area Used In Cost

Basement: 1077

Additional Floors: 0

Attic: 592

First Floor: 1077 Second Floor: 0 Half Story: 0

Unfinished Area: 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
		33 - Deck, Wood		32	0	0
	11 - Porch, Frame, Open			381	0	0
	11 - Porch, Frame, Open			102	0	0
34 - Deck, Concrete	-			192	0	0
	11 - Porch, Frame, Open			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

Height:

Length: 40

Bushels:

Size/Area: 1200 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 Year Built: 1986

Grade: A

Quantity: 1 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: 10

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 Irrigation Type: Class Code: 1901 Timber Zone: 1

Productivity

Quantity: 435.18 Commodity: Timber

Units: Board Feet/Acre

Valuation
Acres: 22.552

Acres: 22.552 Per Acre Value: 0 Value: 0