

STATEMENT OF LAND STATUS

STATE OF MONTANA)
 : SS
County of Lewis & Clark)

Brent Neace, having first been duly sworn, deposes and says:

1. I am the custodian of the records for the Trust Land Management Division of the Montana Department of Natural Resources and Conservation;
2. I have examined the land records of the State of Montana on file in our office in Helena, Montana, that may affect title of the State of Montana in and to the following described real property:

Section 4, Township 16 North, Range 15 West

Lot 23, Seeley Lake Outlet West, COS 5140, containing 1.803 acres, more or less.

Title vested in the State of Montana on March 16, 1895 under Clear List Selection No. 3 issued by the General Land Office, as previously described in a conveyance to the State of Montana filed in the records of the Missoula County Clerk and Recorder's office on September 30, 1913, at Vol H of Miscel. Records, page 91.

3. I have found no instrument, conveyance, encumbrance, lien for taxes, costs, interest, or judgment affecting the title of the State of Montana to the above-described property in the above-described land records, except for the following:

Residential Lease No. 3061335 issued October 9, 2019, to Crystal Chase Kirchhoff, Assigned November 8, 2021, to Jonathan Robert Espenschied and expiring February 28, 2044;

Right of Way Deed No. D-3990 issued November 4, 1957 to Missoula Electric Cooperative, Inc. for a 7.2 K.V. Power Distribution Line;

Right of Way Deed No. D-3953 issued July 24, 1957 to Missoula Electric Cooperative, Inc. for an Electric Power Distribution Line;

Right of Way Deed No. D-7043 issued June 20, 1978 to Blackfoot Telephone Cooperative, Inc. for a Buried Telephone Cable Facilities.

4. I have not reviewed any mineral locations made under the authority of the Revised Statutes of the United States;
5. Your use of this information is at your own risk, and confirms that DNRC will not be held liable for any errors or missing omissions contained in the content of this information.

This concludes the affidavit of Brent Neace.

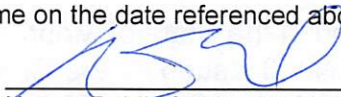
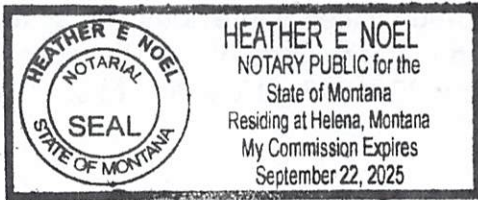
DATED this 29th day of May, 2024



Brent Neace, Real Estate Sales Specialist
Trust Land Management Division

State of Montana
County of Lewis & Clark

Signed and acknowledged before me on the date referenced above by Brent Neace.



Notary Public for the State of Montana.
Residing at Helena.
My commission expires September 22, 2025