

**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 16, Township 14 North, Range 8 West  
Lot 47, Lincoln Flats, COS 3242262, containing 3.244 acres, more or less.**

Title vested in the State of Montana upon acceptance of the Plat of Survey dated November 8, 1889, by the General Land Office as evidenced by US Patent No. 1099760, as previously described in a conveyance to the State of Montana filed in the records of the Lewis and Clark County Clerk and Recorder's office on December 23, 1939, at Book 8 of U.S. Records, Page 456.

- 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. 3062785 issued March 1, 2021, to Scott and Catherine Joyner, and expiring February 28, 2036**  
**Water Right No. 76F 30114174 issued to Montana, State Board of Land Commissioners, Trust Land Management Division and H & D Wassmann LLC, with a priority date of November 28, 1994**  
**Water Right No. 76F 33916-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of June 2, 1981.**

- 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.

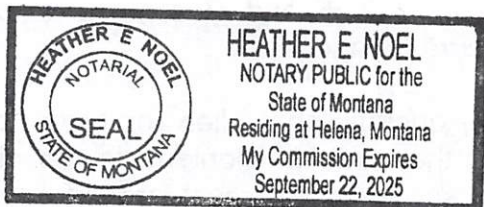
DATED this 28<sup>th</sup> day of February, 2023

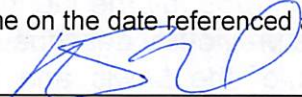


Brent Neace, Real Estate Sales Specialist  
Trust Land Management Division

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 Montana  
My commission expires September 22, 2025