

## 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 20, Township 31 North, Range 22 West  
Lot 15, Beaver Lake, COS 22282, containing 1.23 acres, more or less.**

Title vested in the State of Montana on March 23, 1895 under Clear List Selection No. 4 issued by the General Land Office, as previously described in a conveyance to the State of Montana filed in the records of the Flathead County Clerk and Recorder's office on June 27, 1913, at Volume 61 of Records, Page 422.

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. 3052651 issued March 1, 2021, to Ross and Sandra Anderson, and expiring February 28, 2036;**

**Easement No. D-15381 issued January 19, 2016 to Brian and Tracy Stoutjesdyk for a private access road to a single-family residence and associated outbuildings;**

**Easement No. D-15628 issued December 8, 2016 to Ryan and Beth Gunlikson for a private access road to a single-family residence and associated outbuildings;**

**Easement No. D-17153 issued January 24, 2020 to Hunter Dominick and John Ulitsch for a private access road to a single-family residence and associated outbuildings;**

**Easement No. D-17158 issued February 25, 2020 to Keri Thorn and Richard Graves for a private access road to a single-family residence and associated outbuildings;**

**Easement No. D-17174 issued March 16, 2020 to Steven and Jennifer Burrough for a private access road to a single-family residence and associated outbuildings;**

Easement No. D-17175 issued March 16, 2020 to Jerrold Barnes, Trustee under Jerrold Barnes Revocable Trust and Marlene Stuebe Barnes, Trustee under the Marlene Stuebe Barnes Revocable Trust for a private access road to a single-family residence and associated outbuildings;

Easement No. D-17176 issued March 23, 2020 to Dennis W. Theissen and Ginger Theissen for a private access road to a single-family residence and associated outbuildings;

Easement No. D-17522 issued May 19, 2022 to Lonnie and Catherine Collinsworth for a private access road to a single-family residence and associated outbuildings;

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.

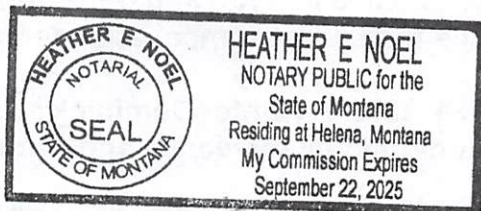
DATED this 28th day of February, 2023

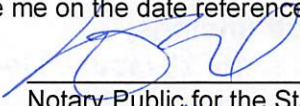


Brent Neace, Real Estate Sales Specialist  
Trust Land Management Division

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