

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 Forestry and Trust Land 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:

Tract 1 Valley County COS 493 of Section 20, Township 30 North, Range 40 East, containing 12.30 acres, more or less.

Title vested in the State of Montana on April 5, 1932, under Farm Loan Foreclosure, as previously described in a conveyance to the State of Montana filed in the records of the Valley County Clerk and Recorder's office on April 25, 1932, at Book 42 of Deeds, Page 250.

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. 9640 issued March 1, 2017, to Marvin, Fay Ann, Leith, Julie, and Brent Shipp and expiring February 28, 2032;
Right of Way Deed No. D-17454 issued October 4, 2021, to Nemont Telephone Cooperative, Inc. for two buried Telecommunications cables;
Right of Way Deed No. D-3696 issued June 14, 1955, to The Montana Power Company, A Corporation for Electric Transmission Pole Line;
Water Right No. 40O 8375-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of July 15, 1922;
Water Right No. 40O 8032-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of December 31, 1910;
Water Right No. 40O 8033-000 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of July 15, 1922.

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.

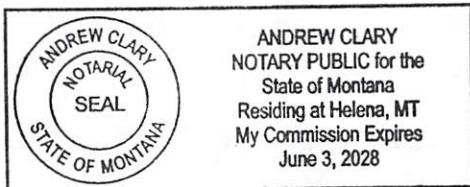
DATED this 24th day of March, 2025

Brent Neace

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.



Andrew Clary
Notary Public for the State of Montana.
Residing at Helena, MT.
My commission expires June 3, 2028.