

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:

**Section 5, Township 27 North, Range 19 West
Lot 36 Echo Lake COS 18885, containing 1.485 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, Vol. 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. 3051999 issued March 1, 2022, to Randall Fitzner and expiring February 28, 2037;

Easement Grant No. D-15417 issued April 8, 2016, to Carla and James Young, Janis and David Dietrich, and Connie and Gregory Stickler for a private access road to a single family residence and associated outbuildings;

Easement Grant No. D-15418 issued April 22, 2016, to Echo Point LLC for a private access road to a single family residence and associated outbuildings;

Easement Grant No. D-17397 issued June 10, 2021, to Scott Hollinger, reassigned September 13, 2022, to Water Front Investments, LLC, and reassigned September 13, 2022, to Four Water Front Investments, LLC, and reassigned September 13, 2022, to Echo Lake Investments, LLC, and reassigned February 14, 2024, to Taylor Randolph for a private access road to a single family residence and associated outbuildings;

Easement Grant No. D-16375 issued June 15, 2018, to Kenneth Dale Russell and Connie Jean Russell for a private access road to one single family residence and associated outbuildings;

Easement Grant No. D-15920 issued June 23, 2016, to the Estate of Verda L. Gibb and reassigned June 29, 2023 to Ronald Ross Gibb and Elizabeth Ann Audenart for a private access road to a single family residence and associated outbuildings;

Easement Grant No. D-17201 issued May 6, 2020 to Ryan James for a private access road to one single family residence and associated outbuildings;

Right of Way Deed No. D-4038 issued February 14, 1958, to Flathead Electric Cooperative, INC. for 7.2 KV Distribution Pole Line;

Water Right No. 76LJ 37945-00 issued to Montana, State Board of Land Commissioners, Forestry and Trust Lands Division

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.

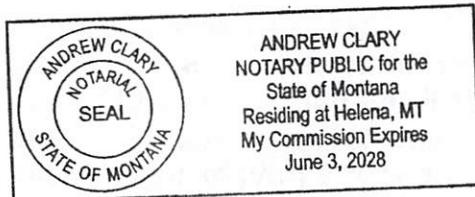
DATED this 24th day of March, 2025

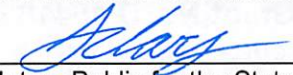


Brent Neace, Real Estate Sales Specialist
Trust Land Management Division

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, MT.
My commission expires June 3, 2028.