

**FIRST  
MONTANA  
TITLE**



## PROPERTY PROFILE

3714 S. 64<sup>th</sup> Street West, Billings, MT 59106

Kierney Nielsen

Realty Billings

PHONE #406-696-4944

EMAIL: [kierney@realtybillings.com](mailto:kierney@realtybillings.com)

PROPERTY PROFILE PREPARED FOR YOU BY:

TRINA MAURER

TRINA@FIRSTMONTANATITLE.COM

406.869.9676



This information is furnished without charge, liability, or obligation by First Montana Title Company of Billings in conformance with the rules established by Montana Insurance Commissioner.

DATE: May 30, 2023

PROPERTY PROFILE

RECORD OWNER: Alexa J. Talkington

ADDRESS: 3714 S. 64<sup>th</sup> St. Billings, MT 59106

TRUST INDENTURES/MORTGAGES/CONTRACTS: See Attached.

TAX INFORMATION: D01012. See Attached.

RECORDED CCR's: None Located.

LEGAL DESCRIPTION:

Tract 1, Certificate of Survey 743, according to the recorded plat on file in the office of the Clerk and Recorder of said County under Document No. 573084.

# CERTIFICATE OF SURVEY NO. 143

SITUATED IN THE SE 1/4 OF SECTION 31, T-1 S, R-25 E, M.P.M.  
YELLOWSTONE COUNTY, MONTANA

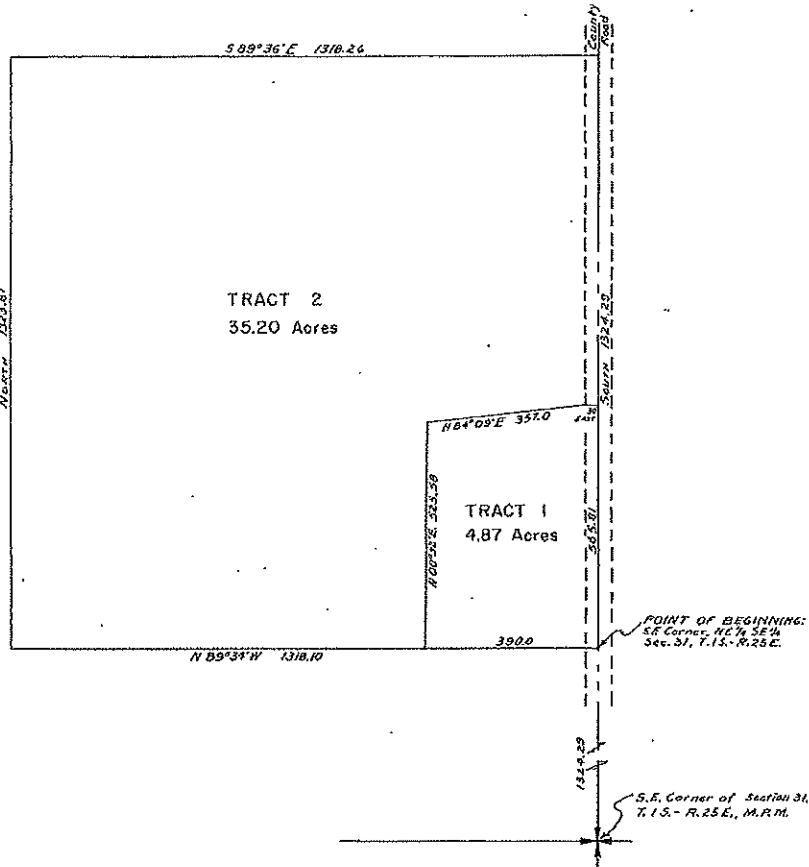
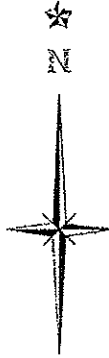
Requested by: *A. Bishop*

November 1956

Plot & Survey By *Sage Engineers & Land Planners, Inc.*

Billings, Montana

SCALE: 1"=200



573084

STATE OF MONTANA ) ss.  
County of Yellowstone )  
This instrument was filed in my office  
this 13<sup>th</sup> day of November 1956  
at 3:24 o'clock P.M.  
*Clara R. Roberts*  
County Recorder  
By *W. J. Siedell* Deputy

CERTIFICATE OF SURVEY

STATE OF MONTANA ) ss.  
County of Yellowstone )

*Jack F. Mueller*, Montana Registered Land Surveyor # 383-S, being first duly sworn, deposes and says that during the month of November, 1956, a survey was made under his supervision of a tract of land located in the SE 1/4 of Section 31, T.1S, R.25E., M.P.M., Yellowstone County, Montana, said tract being more particularly described as follows, to wit:  
Beginning at a point which is North 1324.29 feet from the SE Corner of Section 31, T.1S, R.25E., M.P.M.; thence N89°31'W a distance of 1318.10 feet; thence North a distance of 1323.81 feet; thence S89°36'E a distance of 1318.26 feet to the East line of said Section 31; thence South a distance of 1324.29 feet along the East line of said Section 31 to the point of beginning, containing 40.07 acres.

That said survey and the plat hereof shows true and correct dimensions, and that the plat conforms with the work on the ground. Dated this 3<sup>rd</sup> day of November, 1956.

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 3<sup>rd</sup> day of November, 1956.

*Jack F. Mueller*  
Montana Registered Land Surveyor #

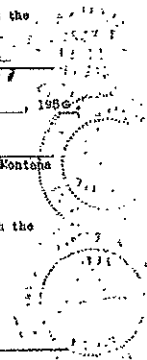
*Harold D. Mueller*  
Notary Public in and for the State of Montana  
Residing at Billings, Montana.  
My commission expires March 10, 1958.

Since this plat describes a large irregularly shaped tract of agricultural land, we approve it for filing only, with the understanding that any further division shall be done by legal subdivision.

*Robert T. Anderson*  
Chairman

*W. B. Barry*  
Commissioner

*[Signature]*  
Commissioner



Return to:

Alexa J. Talkington  
3714 S. 64th St. W.  
Billings, MT 59106

ST915241

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged, the undersigned Grantor,

TERRANCE LYNN DOLECHECK and THOMAS TYRONE DOLECHECK, as  
Co-Trustees LOLA JOYCE DOLECHECK AND FRANKLIN JOHN DOLECHECK  
2002 TRUST, of 4006 N 2615 E, Twin Falls, ID 83301

does hereby grant, bargain, sell, convey, warrant and confirm unto the Grantee,

ALEXA J. TALKINGTON, of 3714 S. 64th Street W., Billings, Montana 59106,

all of Grantor's interest in and to the following-described real property located in Yellowstone County, Montana:

That part of the Southeast Quarter of Section 31, Township 1 South, Range 25 East, of the Principal Montana Meridian, in Yellowstone County, Montana, described as Tract 1 of Certificate of Survey 743, on file in the office of the Clerk and Recorder of said County under Document No. 573084.


TO HAVE AND HOLD unto the Grantee, and Grantee's heirs and assigns, forever, SUBJECT, HOWEVER, to:

- (a) All reservations, easements, rights-of-way, and restrictions of record pertaining to said lands, or any thereof;
- (b) All existing building and use restrictions and zoning ordinances pertaining to said property;
- (c) All taxes, charges, and assessments imposed on said lands, or any thereof, for the year 2020 and all subsequent years; and
- (d) All prior conveyances, leases, or transfers of any interest in minerals, including oil, gas, and other hydrocarbons.

EXCEPT with reference to the items referred to in Paragraphs (a) to (d), inclusive, this Deed is given with the usual covenants expressed in § 30-11-110, M.C.A.

DATED this 26 day of Oct, 2020.

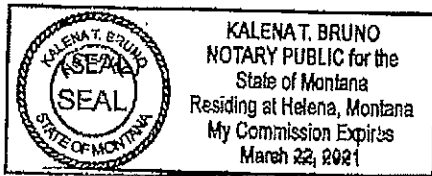
LOLA JOYCE DOLECHECK AND  
FRANKLIN JOHN DOLECHECK 2002 TRUST

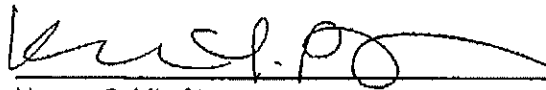
By   
Terrance Lynn Dolecheck, Co-Trustee

STATE OF Montana )  
: ss.  
County of Lewis & Clark )

On this 26 day of October, 2020, before me, the undersigned, a Notary Public for the State of Montana, personally appeared TERRANCE LYNN DOLECHECK, as Co-Trustee of the LOLA JOYCE DOLECHECK AND FRANKLIN JOHN DOLECHECK 2002 TRUST, the entity that executed the within instrument, and acknowledged to me that such entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



  
Notary Public Signature

DATED this Oct day of 26, 2020.

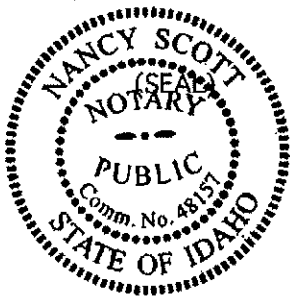
LOLA JOYCE DOLECHECK AND  
FRANKLIN JOHN DOLECHECK 2002 TRUST

  
Thomas Tyrone Dolecheck, Co-Trustee

STATE OF Idaho )  
  : ss.  
County of Jerome )

On this 26 day of Oct, 2020, before me, the undersigned, a  
Notary Public for the State of Idaho, personally appeared THOMAS TYRONE  
DOLECHECK, as Co-Trustee of the LOLA JOYCE DOLECHECK AND FRANKLIN JOHN DOLECHECK  
2002 TRUST, the entity that executed the within instrument, and acknowledged to me that  
such entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the  
day and year first above written.



  
\_\_\_\_\_  
Notary Public Signature