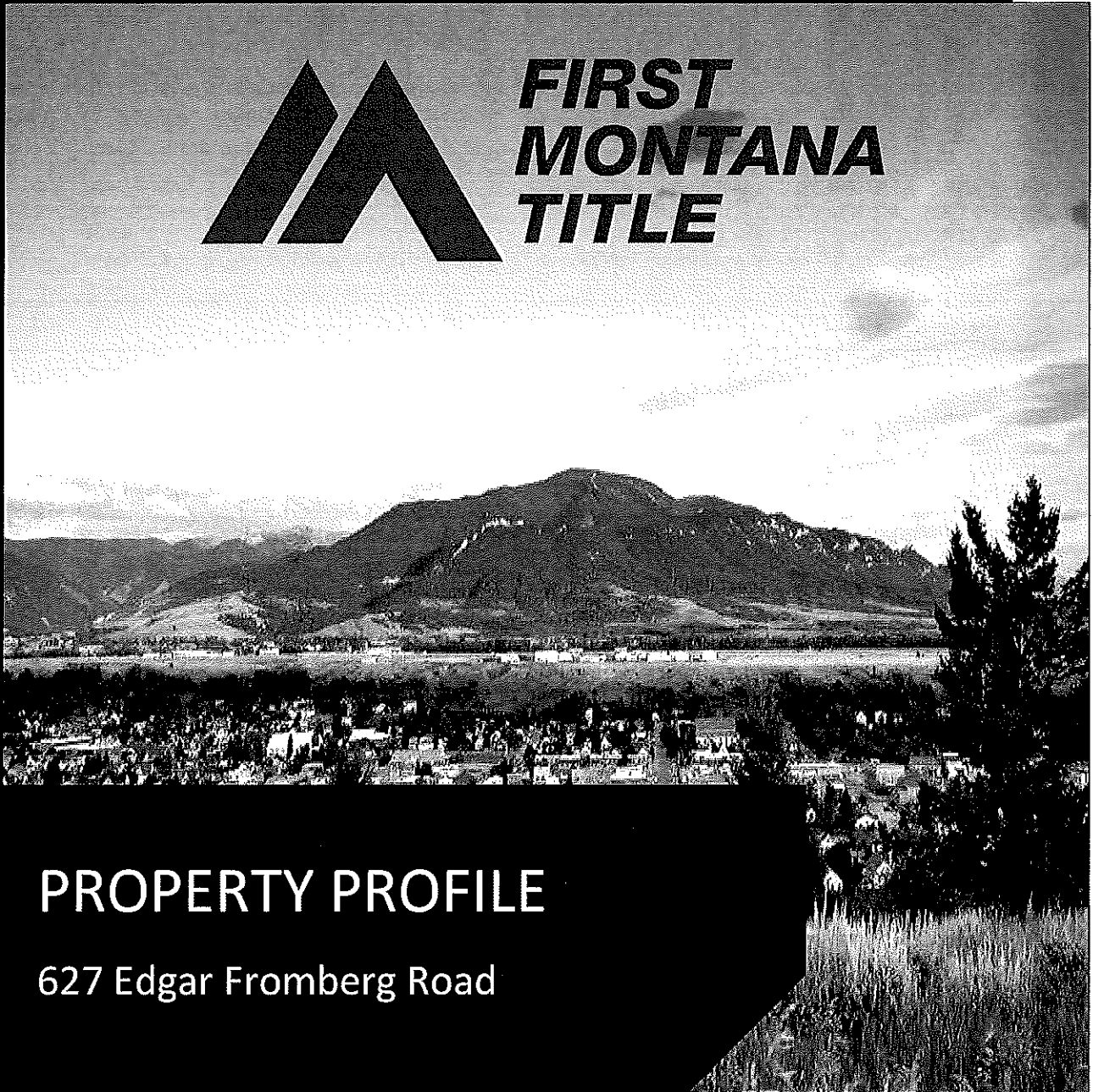


**FIRST
MONTANA
TITLE**



PROPERTY PROFILE

627 Edgar Fromberg Road

Amber Uhren

Realty Billings

406.670.1942

info@realtybillings.com

PROPERTY PROFILE PREPARED FOR YOU BY:

JIMI LOHRENZ

JIMI@FIRSTMONTANATITLE.COM

406.661.0595



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 9, 2023

PROPERTY PROFILE

RECORD OWNER: Christopher G. Miller and Joan E. Miller

ADDRESS: 627 Edgar Fromberg Road

TRUST INDENTURES/MORTGAGES/CONTRACTS: None

TAX INFORMATION: Tax Code No. 2812501 See attached.

RESTRICTIONS: See Attached

LEGAL DESCRIPTION:

That part of the SW1/4 of Section 15, Township 5 South, Range 23 East, of the Principle Montana Meridian, Carbon County, Montana, described as Tract 1, of Certificate of Survey No. 2271 FT, on file in the office of the Clerk and Recorder of said County, under Document No. 341525.

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Non-Qualified Ag
Geocode: 10-0536-15-3-02-01-0000 **Assessment Code:** 0002812501
Primary Owner: **PropertyAddress:** 627 EDGAR FROMBERG RD
MILLER CHRISTOPHER & JOAN E FROMBERG, MT 59029
PO BOX 493 **COS Parcel:** TR 1
FROMBERG, MT 59029-0493

NOTE: See the Owner tab for all owner information

Certificate of Survey: 2271 FT

Subdivision:

Legal Description:

S15, T05 S, R23 E, C.O.S. 2271 FT, PARCEL TR 1, ACRES 33.28

Last Modified: 5/6/2023 7:29:26 AM

General Property Information

Neighborhood: 210.003 **Property Type:** IMP_R - Improved Property - Rural
Living Units: 0 **Levy District:** 10-1071-30
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	32.280	00.00
Total Ag Land	32.280	00.00
Total Forest Land	0.000	00.00
Total Market Land	1.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
3/28/2023			3/28/2023	395088	Quit Claim Deed
7/6/2016			7/6/2016	365949	Quit Claim Deed
11/26/2012			11/26/2012	352010	Warranty Deed

5/5/2010		5/5/2010	341526 & 341632	Warranty Deed
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Owners

Party #1

Default Information: MILLER CHRISTOPHER & JOAN E
 PO BOX 493
Ownership %: 100
Primary Owner: "Yes"
Interest Type: Joint Tenant w/Right of Survivorship
Last Modified: 4/3/2023 3:54:21 PM

Other Names Other Addresses

Name Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	33887	531640	565527	COST
2021	1842	37110	38952	COST
2020	1714	37120	38834	COST

Market Land

Market Land Item #1

Method: Acre **Type:** 1 Ac. beneath Improvements (for dwlg on NQ Ag Land)
Width: **Depth:**
Square Feet: 00 **Acres:** 1
 Valuation
Class Code: 2002 **Value:**

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	03 - Ranch	2021

Dwelling Information

Residential Type: SFR **Style:** 03 - Ranch
Year Built: 2021 **Roof Material:** 10 - Asphalt Shingle
Effective Year: 0 **Roof Type:** 3 - Gable
Story Height: 1.0 **Attic Type:** 0
Grade: 6 **Exterior Walls:** 1 - Frame
Class Code: 3301 **Exterior Wall Finish:** 3 - Masonite
Year Remodeled: 0 **Degree Remodeled:**

Mobile Home Details

Manufacturer: **Serial #:** **Width:** 0
Model: **Length:** 0

Basement Information

Foundation: 2 - Concrete **Finished Area:** 0 **Daylight:**
Basement Type: 1 - Crawl **Quality:**

Heating/Cooling Information

Type: Central/AC **System Type:** 5 - Forced Air
Fuel Type: 3 - Gas **Heated Area:** 0

Living Accomodations

Bedrooms: 3 **Full Baths:** 2 **Addl Fixtures:** 5
Family Rooms: 0 **Half Baths:** 1

Additional Information

Fireplaces: **Stacks:** 0 **Stories:**
 Openings: 0 **Prefab/Stove:** 1
Garage Capacity: 0 **Cost & Design:** 0 **Flat Add:** 0
% Complete: 0 **Description:** **Description:**

Dwelling Amenities

View: **Access:**

Area Used In Cost

Basement: 0 **Additional Floors:** 0 **Attic:** 0
First Floor: 2950 **Half Story:** 0 **Unfinished Area:** 0
Second Floor: 0 **SFLA:** 2950

Depreciation Information

CDU: **Physical Condition:** Very Good (9) **Utility:** Good (8)
Desirability: **Property:** Very Good (9)
 Location: Very Good (9)

Depreciation Calculation

Age: 1 **Pct Good:** 0.99 **RCNLD:** 0

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	34 - Deck, Concrete			192	0	0
	34 - Deck, Concrete			160	0	0
	21 - Porch, Masonry, Open			550	0	0
	21 - Porch, Masonry, Open			143	0	0
	24 - Porch, Masonry, Enclosed			135	0	0

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Ag **Description:** AAP1 - Pole Frame Bldg, 4 sides closed, metal
Quantity: 1 **Year Built:** 2016 **Grade:** A
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 80 **Length:** 50 **Size/Area:** 4000
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #2

Type: Ag **Description:** AASM - Shed, agricultural, metal
Quantity: 1 **Year Built:** 2020 **Grade:** A
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 18 **Length:** 18 **Size/Area:** 324
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #3

Type: Residential **Description:** RPA2 - Concrete
Quantity: 1 **Year Built:** 2021 **Grade:** A
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 40
Height:

Length: 25
Bushels:

Size/Area: 1000
Circumference:

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land

Class Code: 1701

Productivity

Quantity: 0

Units: Non Qual

Valuation

Acres: 32.28

Value: 0

Irrigation Type:

Timber Zone:

Commodity:

Per Acre Value: 0

Carbon County | Detail

Date: 02/21/23
Time: 09:28:21 am

LORI LYNDE, TREASURER
PO BOX 828
RED LODGE, MT 59068

Tax ID: 2812501
Type: Real

Name and Address
MILLER CHRISTOPHER G
PO BOX 52
BRIDGER MT 59014-0052

Property Tax Query TW Range SC Description
05S/23E /15 Geo 0536-15-3-02-01-0000 TR 1 COS 2271 FT

	YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt
Paid	22	11/03/22	11/30/22	1,887.67	0.00	0.00	3,775.32
Tax Due	22	02/21/23	05/31/23	1,887.65	0.00	0.00	
Paid	21	11/26/21	11/30/21	198.00	0.00	0.00	395.98
Paid	21	11/26/21	05/31/22	197.98	0.00	0.00	
Paid	20	11/24/20	11/30/20	195.51	0.00	0.00	391.00
Paid	20	11/24/20	05/31/21	195.49	0.00	0.00	
Paid	19	11/15/19	11/30/19	206.03	0.00	0.00	412.05
Paid	19	11/15/19	05/31/20	206.02	0.00	0.00	
Paid	18	10/24/18	11/30/18	187.64	0.00	0.00	375.27
Paid	18	10/24/18	05/31/19	187.63	0.00	0.00	
Paid	17	11/15/17	11/30/17	191.62	0.00	0.00	383.23
Paid	17	11/15/17	05/31/18	191.61	0.00	0.00	
Paid	16	12/12/16	12/31/16	62.64	0.00	0.00	125.27
Paid	16	12/12/16	05/31/17	62.63	0.00	0.00	
Paid	15	11/16/15	11/30/15	61.13	0.00	0.00	122.24
Paid	15	11/16/15	05/31/16	61.11	0.00	0.00	
Paid	14	11/05/14	11/30/14	88.42	0.00	0.00	176.83
Paid	14	11/05/14	05/31/15	88.41	0.00	0.00	
Paid	13	11/06/13	11/30/13	86.57	0.00	0.00	173.13
Paid	13	11/06/13	05/31/14	86.56	0.00	0.00	
Paid	12	11/26/12	11/30/12	77.97	0.00	0.00	155.93
Paid	12	11/26/12	05/31/13	77.96	0.00	0.00	

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341614

DECLARATION OF CONVENTS, CONDITIONS AND RESTRICTIONS

Nicole M Hritz Mann of Fromberg, Carbon County, Montana, hereby declares to the Public:

In Reference to the Subject property hereto described as: That part of SW1/4 of Section 15, Township 5 South, Range 23 East, of the Principal Montana Meridian, in Carbon county, Montana, described as Tract 1 of Certificate of Survey No 2271 FT on file in the office of the Clerk and Recorder of said County, under Document #341525.

Undersigned is the owner of record of said tract, consisting of Tract 1 of said Certificate of Survey No 2271 FT on file in the office of the Clerk and Recorder of said County, under Document #341525. It is the desire of the undersigned to place restrictions upon said lot for their use and benefit of the present owner, and for their heirs, executors, administrators and assigns.

I therefore declare that the following Restrictive Covenants shall apply to Tract 1 of Certificate of Survey No 2271 FT on file in the office of the Clerk and Recorder of said County, under Document #341525.

1. PERSONS BOUND BY THESE CONVENANTS

Those bound by these Covenants are the Declarant and all subsequent Owners, whether present or future, singular or plural, and whether individual, partnerships, or corporations, heirs, devisees, trustees, grantees, and assigns, which may possess or hereafter acquire any interest in and to the Subject Property. All such parties shall be taken and held to agree and to covenant with each other and with their heirs, devisees, trustees, assigns, and successors in interest of every kind to conform to and to observe these Covenants and to take their interest in the Subject Property subject hereto

2. DWELLING STRUCTURE RESTRICTIONS

2.01 No main residential structure shall be constructed with a habitable main floor space of less than one thousand two hundred (1,200) square feet exclusive of basements, and shall be stick built, No modular or manufactured structures are permitted.

2.02 Any septic tank or sewage or waste disposal system, and any private water supply system, including wells, shall be located, installed and maintained at all times in compliance with standards established by the Montana State Board of Health and by any other governmental agency having jurisdiction, and the above described tract is subject to the sanitary restrictions and requirements of the State of

Montana, and regulations pertaining thereto as promulgated by the State Board of Health of the State of Montana.

3. LAND USE RESTRICTIONS:

3.01 The use of all of said Tract and all buildings and improvements which may be constructed thereon shall be restricted to residential and related family — agriculture uses. No commercial, industrial, retail, manufacturing, hotel, bed and breakfast inn or other business uses, nor church use or religious gatherings shall be allowed, however a personal home office shall be permitted within a residence provided any business conducted therein does not result in any increased vehicular traffic in the area of the subject Tract beyond a residential or family agricultural use, or the posting of advertising or business identification signs. No noxious or offensive activity shall be carried on, nor shall anything be done thereon which may become an annoyance or a nuisance to the neighborhood.

3.02 There shall be no feedlots, no hogs, no commercial chicken operations, nor shall there be any dog kennels or raising of dogs on a commercial basis.

3.03 Further subdivision of the subject Tract shall not exceed more than 1 subdivision including family transfers.

3.04 Tract shall not be used for the purpose of mining, boring, quarrying, drilling or the exploration for or extraction of oil, gas, minerals, rock, stone, or earth other than an may be reasonably incidental to the construction of structures, access way, drives or other improvements. No sand, gravel, soil or surface material shall be removed from Tract or portion thereof which would result in a change of topography, elevation or appearance of the land other than for the preparation of a building site, landscaping or a decorative pond.

3.05 No owner shall alter or interfere with the natural or existing course of any stream bed or irrigation ditch which may traverse the Tract carrying water to other Owners downstream whether within the Subject Property or beyond.

3.06 No junk (including nonoperable motor vehicles or parts thereof), trash, debris, shall be permitted to accumulate on subject property, but shall be promptly and effectively disposed of, and said tract shall not be used as a dumping ground or burial pit.

4. FENCING AND LIVESTOCK GRAZING

4.01 The fencing of Tract is permitted but not required. However, in the event that the Owner of Tract decides to run livestock on his or her Tract, such Owner shall be required to restrain such livestock upon such Tract by means of a fence and shall be required to construct and maintain such fence as his sole expense. In such an event,

there shall be no requirement that the expense of constructing and/or maintaining such boundary fencing be shared by the adjoining Tract Owner(s) unless both Owners desire the fencing and there is a written agreement between such Owners as to such sharing.

5. ADMINISTRATION AND ENFORCEMENT

5.01 Every effort shall be made by the Owners of the Subject Property to fairly and equitably enforce the provisions of these Covenants. However, the failure to enforce any of the provision of these Covenants or supplemental or amended Covenants shall in no way be deemed to constitute a waiver of the right to enforcement of the same or other covenants thereafter.

Invalidation of any portion of these Covenants by judgment of a Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the Declaring has hereunto set his/her hand this

3rd Day of May, 2010.

By Nicole M. Hritz Mann
Nicole M Hritz Mann

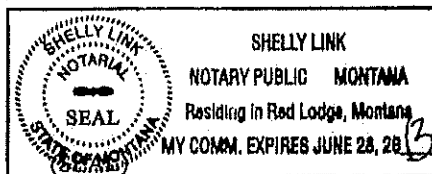
State of Montana)
County of Carbon)

3:11 P.M. 3 May 2010
Hritz

Shelly Link
3:11 P.M.

STATE OF MONTANA)
COUNTY OF CARBON)

This instrument was acknowledged before me on this 3rd day of MAY, 2010 by NICOLE M. HRITZ MANN.



Shelly Link
Notary Name: SHELLY LINK
Notary Public for the State of Montana
Residing at RED LODGE, MT
My Commission Expires: 6-23-2013