

stewart title®

PROPERTY PROFILE

Prepared for:

Realty Billings

Property Address:

2525 Terrace Dr

Yes, We Can!

Prepared By: Wendy Penrod

Phone: 248-9200

It's always a pleasure to serve you!

PROPERTY PROFILE

Last Deed of Record Deed of Trust Taxes
 Plat Map Covenants/Restrictions Documents

General Covenants and Restrictions; but omitting and not republishing any covenant, condition, restriction, or limitation to the extent that the specific covenant, condition, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

No *General** Covenants and Restrictions; but omitting and not republishing any covenant, condition, restriction, or limitation to the extent that the specific covenant, condition, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin. *NOTE: Restrictions may be contained in individual deeds, of which I make no search.

No insurance can be given, expressed or implied, that the information provided is complete and accurate without benefit of a policy of title insurance.

This title information has been furnished without charge or obligation in conformance with the rules established by the Montana Insurance Commissioner. Liability is assumed for any errors in this report.

Express Assessor's Information

Stewart Title is only transferring your requested information from the Assessor's office. Stewart Title does NOT warranty in any manner this information's accuracy or its completeness.

Stewart Title is relying on you to verify this information. If you require additional information, please feel free to contact me at 869-5383.

We are proud to serve you.
Thank you

RETURN TO:
Thomas E. Boyce & Heather N. Certain Boyce
2525 Terrace Drive
Billings, MT 59102

WD

3813851

05/15/2017 11:18 AM Pages: 1 of 1 Fees: 17.00
Jeff Martin Clerk & Recorder, Yellowstone MT



3-126975 TB

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged on this 10 day of May, 2017, the undersigned, Bradley Jon Certain, of 1022 Cottonwood Ln, Miles City, Montana 59301 hereby grant unto Thomas E. Boyce and Heather N. Certain Boyce, of 2525 Terrace Drive, Billings, MT 59102, as Joint Tenants with Right of Survivorship and to their heirs and assigns forever, the hereinafter described real estate situated in Yellowstone County, Montana, to wit:

That part of NE1/4NW1/4 of Section 36, Township 1 North, Range 25 East, of the Principal Montana Meridian, in Yellowstone County, Montana, described as Tract 1, of Certificate of Survey No. 481 (Redinger Tracts) on file in the office of the Clerk and Recorder of said County, under Document #487086.

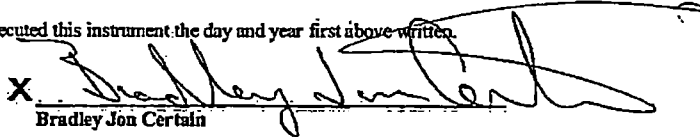
EXCEPT the West 30 feet thereof reserved for road purposes by Warranty Deed recorded February 7, 1952, in Book 412, Page 279, under Document #487087.

TO HAVE AND TO HOLD unto the Grantee and to their successors and assigns forever, subject, however, to-wit:

- (a) All reservations, restrictions and exceptions in recorded conveyances or other recorded documents pertaining to said real estate, or any part thereof;
- (b) All vested rights for easements and rights of way, all waivers or agreements given to or entered into with governmental entities, and zoning ordinances;
- (c) Taxes, charges and assessments of any type imposed upon said real estate for the 2017 and subsequent years;
- (d) All prior conveyances, leases or transfers of any interest in minerals, mineral rights, metals, stone, methane, oil, gas, coal and other hydrocarbons, or easement rights or other matters relating thereto whether expressed or implied.

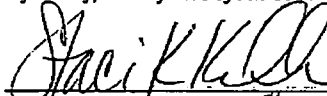
EXCEPT with reference to items referred to in Paragraphs (a) and (d) above, this Deed is given with the usual covenants expressed in Section 30-1 i-110, Montana Code Annotated.

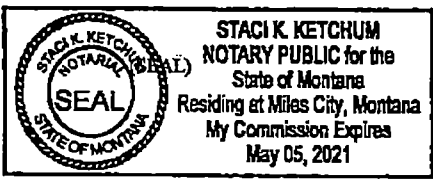
IN WITNESS WHEREOF, the Grantors have executed this instrument the day and year first above written.

X. 
Bradley Jon Certain

STATE OF MONTANA)
COUNTY OF Custer)

This instrument was acknowledged before me on this 10 day of May, 2017 by Bradley Jon Certain.


Notary Name: ~~Jammy Shover~~ Staci K. Ketchum
Notary Public for the State of Montana
Residing at ~~Louis, MT~~ Miles City, MT
My Commission Expires: ~~08/08/2020~~
May 5, 2021





Yellowstone County, Montana

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Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office of any inaccuracies.

Owner Information

Please Note:* Owner information is supplied by the **Montana Department of Revenue. To request updates to addresses or other ownership information, please **contact the DOR office at 896-4000**. Records for the current year will **not** be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax ID: D04840

Primary Party

Primary Owner Name: **BOYCE, THOMAS E & HEATHER N CERTAIN** **Ownership**
History

2020 Mailing Address: **BOYCE, THOMAS E & HEATHER N CERTAIN**
2525 TERRACE DR
BILLINGS, MT 59102-1732

Property Address: 2525 TERRACE DR

Township: 01 N Range: 25 E Section: 36

Certificate of Survey: 481 Parcel: 1

Full Legal: S36, T01 N, R25 E, C.O.S. 481, PARCEL 1, NE4NW .29 ACRE

GeoCode: 03-1032-36-2-18-31-0000

Show on Map (May not work for some newer properties.)

Property Assessment Information

Levy District: BILLINGS

2019 Assessed Value Summary

Assessed Land Value = \$ 54,427.00

Assessed Building(s) Value = \$ 239,973.00

Total Assessed Value = \$ 294,400.00

Assessed Value Detail Tax Year: 2019

| Class Code | Amount |
|---|------------|
| 2201 - Residential City or Town Lots = \$ | 54,427.00 |
| 3501 - Improvements on Residential City or Town Lots = \$ | 239,973.00 |
| Total = \$ | 294,400.00 |

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at [406-896-4000](tel:406-896-4000).

City of Billings SID Payoff Information

Contact the City of Billings for SID pay off information

Rural SID Payoff Information

NONE

Property Tax Billing History

| Year | 1st Half | 2nd Half | Total |
|-------------|-----------------|-----------------|--------------|
| <u>2000</u> | 881.81 P | 881.79 P | 1,763.60 |
| <u>2001</u> | 938.24 P | 938.23 P | 1,876.47 |
| <u>2002</u> | 1,004.76 P | 1,004.74 P | 2,009.50 |
| <u>2003</u> | 1,068.94 P | 1,068.93 P | 2,137.87 |
| <u>2004</u> | 1,123.14 P | 1,123.12 P | 2,246.26 |
| <u>2005</u> | 1,182.48 P | 1,182.46 P | 2,364.94 |
| <u>2006</u> | 1,195.64 P | 1,195.63 P | 2,391.27 |
| <u>2007</u> | 1,256.75 P | 1,256.74 P | 2,513.49 |
| <u>2008</u> | 1,276.83 P | 1,276.82 P | 2,553.65 |
| <u>2009</u> | 1,271.08 P | 1,271.07 P | 2,542.15 |
| <u>2010</u> | 1,269.21 P | 1,269.19 P | 2,538.40 |
| <u>2011</u> | 1,246.92 P | 1,246.91 P | 2,493.83 |
| <u>2012</u> | 1,205.56 P | 1,205.54 P | 2,411.10 |
| <u>2013</u> | 1,210.10 P | 1,210.09 P | 2,420.19 |
| <u>2014</u> | 1,228.51 P | 1,228.49 P | 2,457.00 |
| <u>2015</u> | 1,511.44 P | 1,511.44 P | 3,022.88 |
| <u>2016</u> | 1,455.29 P | 1,455.28 P | 2,910.57 |
| <u>2017</u> | 1,433.58 P | 1,433.57 P | 2,867.15 |
| <u>2018</u> | 1,475.84 P | 1,475.83 P | 2,951.67 |
| <u>2019</u> | 1,549.39 P | 1,549.38 | 3,098.77 |

(P) indicates paid taxes.

Click on year for detail. [Pay Taxes Online](#)

Jurisdictional Information

| | |
|---|--------------------------------|
| Commissioner Dist: 3 - Donald W. Jones (R) | School Attendance Areas |
| Senate: 24 - Mary McNally (D) | High: SENIOR |
| House: 48 - Jessica Karjala (D) | Middle: LEWIS & CLARK |
| Ward: 4 (BILLINGS) | Elem: ROSE PARK |

[Reg Gibbs](#)

[Penny Ronning](#)

Precinct: 48.2

Zoning: Residential 9600

[Click Here to view Billings](#)

[Regulations](#)

[Click Here to view Laurel](#) **SD 2 Trustee District #6** [List of Trustees](#)

[Regulations](#)

[Click Here to view](#)

[Broadview Regulations](#)

Any comments or questions regarding the web site may be directed to the [Web Developer](#).



Yellowstone County, Montana

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Orion Detail

Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office (406-896-4000) of any inaccuracies.

Owner Information

| | | |
|---------------------------|---|---------------------------------|
| Primary Owner: | BOYCE, THOMAS E & HEATHER N CERTAIN | <u>Ownership History</u> |
| Tax ID: | D04840 | |
| Geo Code: | 03-1032-36-2-18-31-0000 | |
| Property Address: | 2525 TERRACE DR BILLINGS 59102 | |
| Legal Description: | S36, T01 N, R25 E, C.O.S. 481, PARCEL 1, NE4NW .29 ACRE | |
| Property Type : | IMP_U - Improved Property - Urban | |

Clerk & Recorder Documents

Site Data [View Codes](#)

| | | | |
|---------------------------|-----------------------|---------------------|--------------------------|
| Neighborhood Code: | 03-0965-2 | Location: | 5 - Neighborhood or Spot |
| | 203.700 | Fronting | 4 - Residential Street% |
| Parking type: | 3 - On and Off Street | Parking Prox | 3 - On Site% |
| Utilities: | 1, 4, 9 | Access: | 1 |
| Lot Size: | 12560 Sq. Ft. | Topography: | 1 |

Residential Building Data

| | | | |
|--------------------------|------------------|-------------------------|---------------------------|
| Type: | SFR | Index | 0.97 |
| Year Built: | 1954 | ECF | 1.27 |
| Year Remodeled: | | Degree Remodeled | |
| Effective Year: | 1980 | Utility: | Good (8) |
| Style: | 02 - Split Level | Exterior: | 1 - Frame - 2 - Shingle |
| Story Height: | 1.0 | Condition: | Good (8) |
| Roof Type: | 1 - Flat | Roof Material: | 8 - Built-up Tar & Gravel |
| Foundation: | 2 - Concrete | Basement: | 3 - Full |
| Central/AC | 3 - Gas | Grade-Factor: | 51 |
| Percent Complete: | 100% | CDU: | |
| Bedrooms: | 7 | Full Baths: | 4 |
| Family Rooms: | | Half Baths: | 1 |
| | | | 3 |
| 1st Floor: | 2324 | 2nd Floor: | 0 |
| Additional Area: | 0 | Bsmt Fnsh: | 995 |
| Basement: | 1172 | Heated Flr: | |

Addl Fixtr:

| | | | |
|--|----------|-------------------------|---|
| Half Floor: | 0 | Daylight | Y |
| Attic: | 0 | Basement: | |
| Attic Type: | 0 - None | Built-in Garage: | |
| Total:* | 3496 | Masonry F/P: | 1 |
| * includes finished, unfinished & attic footprint area(s). | | F/P Stacks: | 1 |
| | | Pre Fab F/P: | |

Residential Building Additions

| Addition Code | Area(Sq Ft) |
|--------------------------------|-------------|
| 69 - Garage, Frame, Unfinished | 440 |
| 11 - Porch, Frame, Open | 40 |
| 36 - Deck, Masonry Stoop | 30 |
| 34 - Deck, Concrete | 160 |

Other Building and Yard Improvements

| Code - Type | Quantity | Area/Unit | Classcode |
|--------------------|----------|-----------|-----------|
| RPA2 - Concrete | 1 | | 3501 |
| RPA2 - Concrete | 1 | 435 | 3501 |
| RRS1 - Shed, Frame | 1 | 180 | 3501 |

Any comments or questions regarding the web site may be directed to the Web Developer.

SURVEY NO 481

REDINGER TRACTS

NE 1/4 NW 1/4 SEC 36 T1N R25E MPM.

BY: HAYDN M. THOMAS
FOR: H.D. LLEWELLYN

BILLINGS, MONTANA
BILLINGS, MONTANA

SCALE 1"=100'

JAN. ~ 1952

CERTIFICATE OF SURVEY

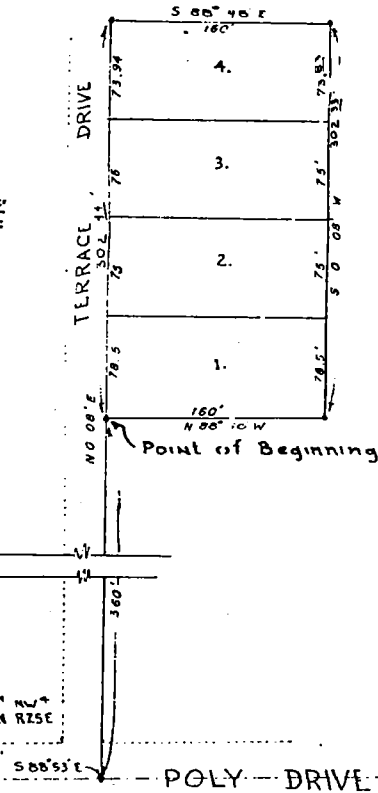
STATE OF MONTANA)
County of Yellowstone) ss.

This is to certify that I have caused to be surveyed a certain tract of land situated in the Northeast Quarter (NE 1/4) Northwest Quarter (NW 1/4) Section Thirty six (36), Township One (1) North, Range Twenty Five (25) East, M.P.M. Which tract of land being more particularly described as follows: Beginning at a point which is 334 25' S 88° 53' E and 360' N 0° 08' E from the S.W. Cor NE 1/4 NW 1/4 Said Sec. 36. Thence N 0° 08' E 302 14'; Thence S 88° 48' E 160'; Thence S 0° 08' W 302 23'; Thence N 88° 50' W 160' To the Point of Beginning, containing 1.1 Acres.

I further certify that the location, dimensions and boundaries of said tract are as shown on the above plat and are in accord with the lines and dimensions as determined by actual survey; that the survey and plat were made in January 1952.

Haydn M. Thomas, Land Surveyor #4175

197096
STATE OF MONTANA)
County of Yellowstone)
This instrument was filed in my
office the 7 day of Feb. 1952
at 2:00 o'clock P.M.
Earle Knight
County Recorder
\$1.50



STATE OF MONTANA)
County of Yellowstone) ss.

On this 22nd day of Jan. 1952, before me a Notary Public for the State of Montana, personally appeared Haydn M. Thomas, known to me to be the person whose name is subscribed to the forgoing Certificate of Survey, and who acknowledged to me that he signed 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 for the State of Montana
Residing at Billings, Montana
My commission expires Sept. 15, 1952

THIS PLAT IS PLANNED ONLY FOR THE PURPOSE OF ADJUSTING IN LOCATED INSTRUMENTS. STEWART TITLE OF BILLING, MONTANA, LLC AND ITS UNDERSIGNED AGENTS DO NOT ASSUME LIABILITY FOR VARIATIONS, IF ANY, IN DIMENSIONS AND CORNERS ASCERTAINED BY AN ACCURATE SURVEY.

Ac 481 A Redinger Tracts

105-449

DECLARATION OF RESTRICTIONS

405-449

VICTOR REDINGER and EMANUEL REDINGER of Billings, Montana,
TO THE PUBLIC:

WHEREAS, Victor Redinger and Emanuel Redinger, of Billings, Montana, have heretofore executed a plat of Redinger Tracts, situate in the Northeast quarter of the Northwest quarter (NE1/4NW1/4) of Section Thirty-six (36), Township One (1) North, Range Twenty-five (25) East, M.P.M., said plat having been filed in the office of the County Clerk and Recorder of Yellowstone County, Montana, on the 7th day of February, 1952, at 2:00 o'clock, P.M., under Document #487086, and said parties having dedicated to the public all the streets and other public areas designated thereon; and

Whereas, the said Victor Redinger and Emanuel Redinger, of Billings, Montana, have title to all of said lots in said subdivision, which are more fully described as follows:

Lots 1, 2, 3, and 4 of Redinger Tracts, situate in the Northeast quarter of the Northwest quarter (NE1/4NW1/4) of Section thirty-six (36), Township One (1) North, Range Twenty-five (25) East, M.P.M., according to the official plat thereof; and

Whereas, said parties desire to place restrictions on all of those lots above described, for the use and benefit of themselves, as the present owners of said lots, and for their heirs, devisees and grantees;

NOW, THEREFORE, this Declaration of Restrictions is made to apply hereafter to all the above described lots.

PERSONS BOUND BY THESE RESTRICTIONS

All persons and corporations who now own or shall hereafter acquire any interest in and to the above described lots of REDINGER TRACTS, shall be taken and held to agree and covenant with the owners of the lots, and with their heirs and assigns, to conform to and observe the following covenants, restrictions and stipulations as to the use thereof, and as to the construction of residences and improvements thereon.

RESTRICTIONS ON BUILDING AND RELATED COUSE OF RESIDENCES

- (a) All lots in the tract shall be known and described as residential lots. No detached structure shall be erected, altered, placed, or permitted to remain on any residential building plot, and only one single-family, or one two-family dwelling, not to exceed two and one-half stories in height, and a private garage for not more than two cars, and other outbuildings incidental to residential use by the occupant of the plot, may be erected on said plot.
- (b) No buildings shall be located on any residential plot nearer than 30 feet to the front lot line, nor nearer than 10 feet to any side street line. No building except a detached garage or other outbuilding located nearer than 5-feet to a side lot line.
- (c) No residential structure shall be erected or placed on any building plot, which plan has an area of less than 800 square feet of floor area.
- (d) No noxious or offensive trade or activity shall be carried on upon any lots nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (e) No trailer, tent, shack, garage, barn, or other other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- (f) Any building or residences erected on said premises shall be of new construction and no old building or buildings shall be moved onto said premises.
- (g) That no swine, poultry, goats or other livestock shall be permitted on said premises.

RIGHT TO ENFORCE

The restrictions herein set forth shall run with the land and bind the present owners, their heirs, devisees and assigns, and all parties claiming by, through or under them shall be taken to hold, a free and covenant with the owners of said lots, their heirs, devisees and assigns, and with each of the owners of said lots, to conform to and observe said restrictions as to the use of said lots and the construction of improvements thereon; but no restrictions herein set forth shall be personally binding upon any corporation, person or persons, except in respect to breaches committed during his, his or their sojourn, or title to said land; and the owner or owners of any of the above land shall have the right, to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of, or to

enforce the observation of the restrictions above set forth, in addition to ordinary legal action for damages; and the failure of the present owners, or the owner or owners of any other lot, in this subdivision, to enforce the restrictions herein set forth at the time of any violation thereof, shall in no event be deemed to be a waiver of the right to do so thereafter.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seal this 17 day of March, 1952.

Victor Redinger
Victor Redinger

Emanuel Redinger
Emanuel Redinger

STATE OF MONTANA)
COUNTY OF YELLOWSTONE) ss:

On this 17 day of March, 1952, before me, the undersigned, a Notary Public for the State of Montana, personally appeared VICTOR REDINGER and EMANUEL REDINGER, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

H. D. Sewell
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires Sept. 13, 1953



188860

Victor Redinger et al
Notary
Billings, Mont.

STATE OF MONTANA)
County of Yellowstone)
I hereby certify that the within instrument was filed in my office for record on this 14 day of March, 1952.
at 10 o'clock A. M. and is
of 449 pages.
I have not official seal
Edith D. ...
H. D. Sewell
Notary Public
Billings, Montana
1952