



PROPERTY PROFILE

6249 Dawson Drive, Billings, MT 59105

Amber Uhren

Realty Billings

PHONE #406-670-1942

EMAIL: amber@realtybillings.com

PROPERTY PROFILE PREPARED FOR YOU BY:

KORTNY MAURER

KORTNY@FIRSTMONTANATITLE.COM

406.869.9672

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: November 6, 2024

PROPERTY PROFILE

RECORD OWNER: Carol I. and David E. Young

ADDRESS: 6249 Dawson Drive, Billings, MT 59105

TRUST INDENTURES/MORTGAGES/CONTRACTS: None located.

TAX INFORMATION: D07492 See Attached.

RESTRICTIONS: See Attached.

LEGAL DESCRIPTION:

That part of NE1/4NW1/4 of Section 22, Township 2 North, Range 27 East, of the Principal Montana Meridian, in Yellowstone County, Montana, described as Tract 12, of Certificate of Survey 1554 Amended Amending Tract 10A-2 and 10A-3A on file in the office of the Clerk and Recorder of said County, under Document No. 3059456.

for: Timothy D. and Carrie M. Reichert
by: Harlan M. Lund, R.L.S. 1827S
Scale: 1"=50' Billings, Montana April, 1999

STATE OF MONTANA
County of Yellowstone

THIS IS TO CERTIFY that a survey has been conducted under my supervision of a tract of land located in the northeast quarter of the northeast quarter (NE1/4 NW1/4) of Section 22, T.2N., R.27E., P.M.N., previously known as Tracts 10A-2 and 10A-3A. Tract 10A amended Certificate of Survey No. 1554, and being more particularly described as follows: Beginning of the northeast corner of said Tract 10A-2, thence along the perimeter of Tracts 10A-2 and 10A-3A thence: S89°59'51" W. 331.11 feet; thence S00°21'02" E. 445.28 feet; thence N69°59'53" E. 330.71 feet; thence N00°17'53" W. 445.28 feet to the point of beginning, containing 3.383 acres, gross and net.

I further certify that the location, dimensions, and boundaries of said tract are as shown on the annexed plat and are in accordance with the lines and dimensions as determined by actual survey, and that the plat and survey were made in April 1959, at the request of Tim Reichert, a.k.a. Timothy R. Reichert, and Carrie M. Reichert.

STATE OF MONTANA
County of Yellowstone

On this 16th day of July, 1999, before me,
a Notary Public for the State of Montana, personally appeared Harlan M. Lund,
known to me to be the person whose name is subscribed to the within
instrument and acknowledged to me that he executed the same.

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

Notary Public for the State of Montana
Residing at Billings, Montana
My Commission Expires: June 30, 2010

STATEMENT OF EXEMPTION FOR BOUNDARY RELOCATION

STATE OF MONTANA
County of Yellowstone

THIS IS TO CERTIFY that the attached plat and Certificate of Survey are exempt from review under the Montana Subdivision and Platting Act as provided in Section 76-3-3-207(1)(a) "emissions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties."

Tom Reichert Corrie M. Reichert
 Tom Reichert Corrie M. Reichert
Timothy D. Reichert Alba Reichert
 Timothy D. Reichert ALBA REICHERT

STATE OF MONTANA
County of Yellowstone

On this 16 day of July, 1999, before me,
a Notary Public for the State of Montana, personally appeared Tim Reichert, a.k.a.
Timothy D. Reichert, and Carrie M. Reichert, known to me to be the persons whose
names are subscribed to the within instrument, and acknowledged to me that they
executed the same.

BY WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written. *14-1-1920*

Notary Public for the State of Montana
Residing at Billings, Montana
My Commission Expires 12/31/2011

COUNTY ATTORNEY'S STATEMENT

This document has been reviewed by the county attorney's office and is acceptable as to form.

Dated: 5-13-99
Reviewed by: Lane Hays
Deputy County Attorney

COUNTY TREASURER'S STATEMENT

I HEREBY CERTIFY that all real property taxes and special assessments have been paid per Montana Code Annotated 76-3-611-(b)/76-3-207-(3).

Date 7-21-99
Yellowstone County Treasurer
By Lynette Schmidt
Deputy

T. Kyburd, R.S.
Health Officer/ Authorized Representative
Yellowstone City-County Health Department

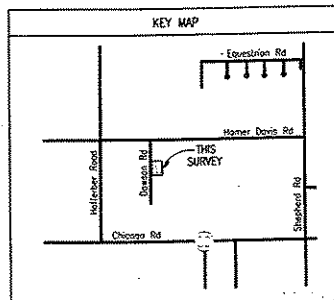
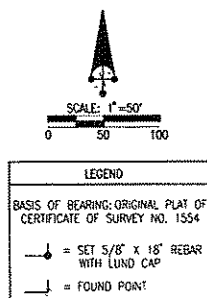
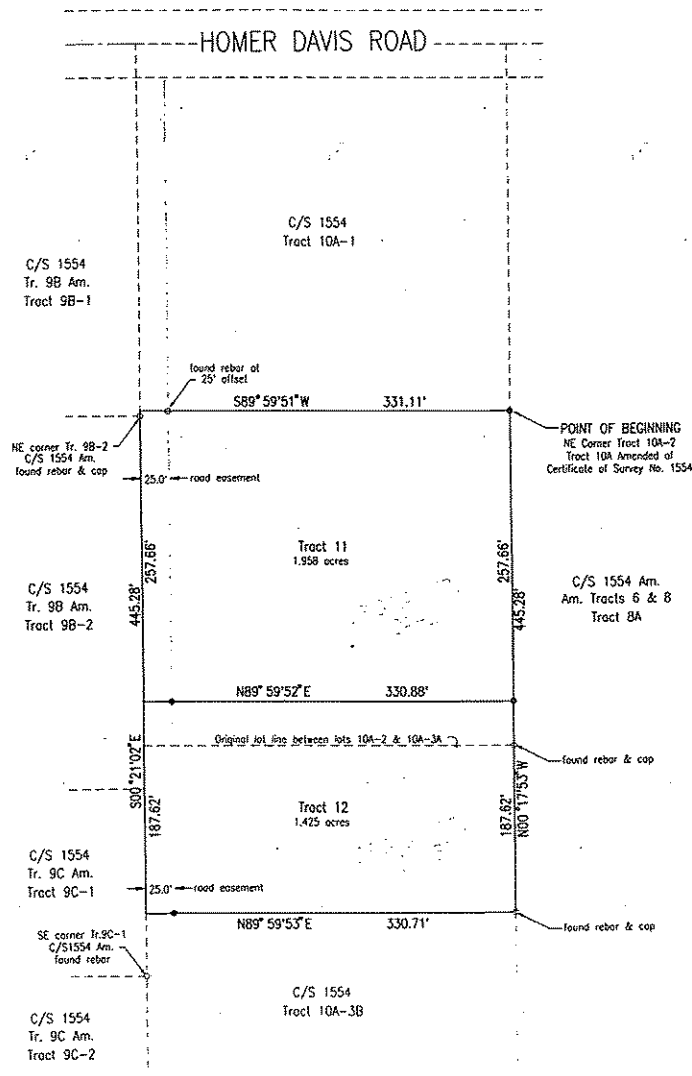
CERTIFICATE OF EXAMINING LAND SURVEYOR

I hereby certify that the hereto annexed Certificate of Survey meets the conditions pursuant to the Montana Subdivision and Platting Act. 76-3-611(2)(a).
Dated this 14TH day of MAY, 1999.

John E. Leimberg #11374-L3
Examining Land Surveyor

CLERK & RECORDER'S RECORDING INFORMATION

3058456
Page: 1 of 1
07/22/2005 14:25



DECLARATION OF RESTRICTIONS

WHEREAS, JOHN F. PINNOW and THERESA A. PINNOW, husband and wife, have heretofore executed a plat of Certificate of Survey Number 1554, situated in the E $\frac{1}{4}$ NW $\frac{1}{4}$, Section 22, Township 2 North, Range 27 East, P.M.M., Yellowstone County, Montana, according to the official plat thereof, which plat has been recorded in the office of the County Clerk and Recorder, Yellowstone County, Montana, and

WHEREAS, the undersigned are the owners of more than 80% of said land and desire to place restrictions, including building restrictions, upon the lands located in the area encompassed by the said Certificate of Survey, and which are more particularly described as follows, to-wit:

Tracts 1 through 6, inclusive, in Certificate of Survey Number 1554, situated in the E $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, Township 2 North, Range 27 East, P.M.M., Yellowstone County, Montana; according to the official plat thereof, and

WHEREAS, said parties desire to place such restrictions on the above described tracts in said subdivision, for the use and benefit of themselves, as the present owners of said tracts, and for their heirs, devisees, grantees and assigns;

NOW, THEREFORE, this Declaration of Restrictions is made to apply hereafter to all of the above described tracts located in said Certificate of Survey aforesaid.

PERSONS BOUND BY THESE RESTRICTIONS

All persons and corporations who now own or shall hereafter acquire any interest in and to the above-described tracts located in Certificate of Survey Number 1554, as above mentioned, shall be taken and held to agree and covenant with the owners of said tracts, 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.

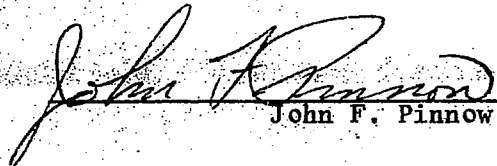
RESTRICTIONS

- (a) No noxious or offensive trade or activity shall be carried on upon any tracts nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (b) No trailer, basement, tent, shack, garage, barn or other out-building shall be used as a residence for more than one year and any residence commenced upon the premises must be completed within one year from the date of commencement thereof. Any mobile home placed on any tract must be placed upon a permanent foundation.
- (c) No residence shall be occupied until completely finished. The floor area of any one-family dwelling or two family dwelling or residence built thereon, exclusive of one story open porches and garages, shall not be less than 900 square feet per family unit, and the floor area of any three-family dwelling or four-family dwelling or residence shall not be less than 900 square feet for each dwelling unit.
- (d) Any building or residence erected on said premises shall be of new construction, and no old building or buildings shall be moved onto said premises.
- (e) No dogs or pets shall be raised or cared for on a commercial basis and there shall be no more than one dog per family.
- (f) No junk yards, trailer courts or trailer parks will be permitted on any of the above-described premises.
- (g) Any ditches now on the premises must be permitted to remain and must be left open and unobstructed so that any water at any time in said ditches may be permitted to discharge into the existing drain situated on, in or under the surface of 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, agree and covenant with the owners of said property, their heirs, devisees and assigns, and with each of the owners of said property, to conform to and observe said restrictions as to the use of said property 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 its, his or their seizin of, or title to said land; and the owner or owners of any of the above-described lands, 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 the ordinary legal action for damages; and the failure of the present owner or owners of any other property, in this certificate of survey, 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. Provided, however, that these restrictions may be amended by the filing in the office of the County Clerk and Recorder of Yellowstone County, Montana, a written amendment signed by owners of at least 80% of the property covered by the restrictions.

DATED this 13 day of November, 1975.


John F. Pinnow

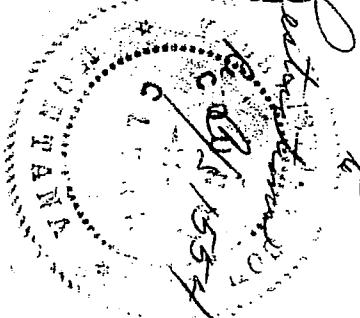

Theresa A. Pinnow

STATE OF MONTANA,)
) ss.
 County of Yellowstone.)

On this 13th day of November, 1975, before me, the undersigned, a Notary Public for the State of Montana, personally appeared JOHN F. PINNOW and THERESA A. PINNOW, husband and wife, known to me to be the persons who executed the above instrument and acknowledged to me that they executed the same.

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

Frank C. Morrison
 Notary Public for the State of Montana.
 Residing at Billings, Montana. My
 Commission expires May 17, 1978.



STATE OF MONTANA, }
 County of Yellowstone, } ss.
 I hereby certify that the within instrument was filed in my office for record on this

Day of NOV 13 1975, at 3:01 o'clock P.M., and is

filed recorded in Book 1082 of

on Page 912

Witness my hand and official seal

MERRILL H. KLUNDT

County Clerk & Recorder

By John F. Pinnow Deputy

John F. Pinnow

1002927

1002927

John F. Pinnow

82

AMENDMENT TO DECLARATION OF RESTRICTIONS

WHEREAS, JOHN F. PINNOW and THERESA A. PINNOW, husband and wife, caused to be filed a Declaration of Restrictions on November 13, 1975, at 3:01 o'clock P.M., in Book 1082 on Page 917 of the records of Yellowstone County, Montana, pertaining to Tracts 1-6, inclusive, of Certificate of Survey No. 1554, situated in the ~~North 1/4 of Section 21, Township 2 North, Range 27 East, in~~ Yellowstone County, Montana; and

WHEREAS, the undersigned are the owners of at least 80% of the property covered by the above-mentioned restrictions; and

WHEREAS, the undersigned desire to amend the aforesaid Declaration of Restrictions in the manner hereinafter set forth;


NOW, THEREFORE, the undersigned do hereby amend said Declaration of Restrictions as follows, to-wit:

- 1) That Paragraph (d) under RESTRICTIONS is hereby deleted and of no further force and effect.
- 2) The undersigned hereby ratify and confirm all other provisions contained in said Declaration of Restrictions except as hereby amended.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 26th day of February, 1976.


JOHN F. PINNOW


THERESA A. PINNOW


RICHARD FRANK ROMA


CECELIA N. ROMA


DIANA LYNN PINNOW

GAYLE SUSAN PINNOW, a Minor


Gayle Susan Pinnow
Conservator

STEPHEN EDWARD PINNOW, a Minor

Stephen Edward Pinnow

STATE OF MONTANA)
County of Yellowstone) SS

On this 14th day of May, 1976, before me, the undersigned, a Notary Public for the State of Montana, personally appeared JOHN F. PINNOW and THERESA PINNOW, husband and wife, and DIANA LYNN PINNOW, a single woman, 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 Notarial Seal the day and year first above written.

(NOTARIAL SEAL)

Frank C. Massaman
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires: May 17, 1978

STATE OF MONTANA)
County of Yellowstone) SS

On this 14th day of May, 1976, before me, the undersigned, a Notary Public for the State of Montana, personally appeared RICHARD FRANK ROMA and CEGELIA N. ROMA, husband and wife, 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 Notarial Seal the day and year first above written.

(NOTARIAL SEAL)

Frank C. Massaman
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires: May 17, 1978

STATE OF MONTANA)
County of Yellowstone) SS

On this 14th day of May, 1976, before me, the undersigned, a Notary Public for the State of Montana, personally appeared GAYLE C. PINNOW, known to me to be the person whose name is subscribed to the within instrument as Conservator of GAYLE SUSAN PINNOW, a single woman, and STEPHEN EDWARD PINNOW, a single man, and acknowledged to me that he executed the same in his capacity as such Conservator, he being duly authorized to do so.

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

(NOTARIAL SEAL)

Frank C. Massaman
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires: May 17, 1978

1017220

1102 266

John S. Henry

Re. David J. Hall
Sept 1884



STATE OF MONTANA } ss.

County of Yellowstone,

I hereby certify that the within in-

strument was filed in my office for

record on the 12 day of

May 1884

at 12-56 and is

only recorded in Book 1102 of

on page 264

Witness my hand and official seal

at Helena, Montana,

Sept 1884

By *John S. Henry* Deputy

402

Charles

Sept 1884

DECLARATION OF RESTRICTIONS

1191 PAGE 2673

WHEREAS, the undersigned are the owners of the following described real property located in Yellowstone County, Montana, to-wit:

All of Certificate of Survey 1554, Tract 9A, 9B, 9C, 9D; Tract 10A-1, 10A-2, 10A-3A, 10A-3B, Tract 10-B of the northeast quarter and northwest quarter of Section 22, T-2N, R27E M.P.M. according to the plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana.

AND WHEREAS, the undersigned owners desire to place building restrictions and protective covenants on the above-described premises;

NOW, THEREFORE, in consideration of the premises, the undersigned hereby establish and declare the following restrictions which shall be applicable to all the above-described real estate:

PERSONS BOUND BY THESE RESTRICTIONS

The undersigned and all persons and corporations who shall hereafter acquire any interest in and to the above-described real estate shall be taken and held to agree and covenant each with the other and with their heirs, devisees, trustees, and assigns, to conform to and observe the following covenants, restrictions and stipulations as to the use thereof, and as to the construction of dwellings and improvements thereon.

BUILDING AND USE RESTRICTIONS

1. All tracts in the above subdivision shall be known and described as residential tracts. None of the said tracts may be used or improved for other than private residential purposes. No structure shall be erected, altered, placed or permitted to remain on any such residential tract other than single family dwellings not to exceed two stories in height, and one garage and where animals are permitted, as hereinafter provided, one out-building for livestock. For purposes of these restrictions, "two stories" shall mean two stories above grade on at least one overall dimension of the structure, except "split level" structures will be permitted. Carports of the same finish as the main dwelling are permitted. The term "residential purpose" as used in this paragraph shall be construed to exclude hospitals, duplex houses, apartment houses and any other multiple dwelling houses, and to further exclude professional and commercial uses, and any such usage of this property is expressly prohibited. No more than one single family residence shall be permitted on any tract.

2. Any residence erected shall have one main floor area exclusive of open porches, garages, breezeways, basements, and the lower level of a split level plan, of not less than 1,000 square feet. The provision of 1,000 square feet shall be interpreted for two-story residences as meaning 1,000 square feet on the lower main floor area.

3. Any buildings or residences erected in the subdivision shall be of new construction and no old building or buildings shall be moved onto said premises. However, this does not exclude new modular homes of standard wood frame construction. It does exclude mobil homes and trailers or any home resembling such.

4. None of the above-described property or any building or improvements erected thereon shall at any time be used for the purpose of any trade, professional, manufacturing, or business of any description, and no noxious or offensive activity shall be carried on, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

5. There shall be no trailer, basement, tent, shack, garage, or other outbuildings erected on said tracts at any time to be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

6. No signs, billboards, posters, or advertising devices of any kind or character shall be erected or displayed upon any of the tracts, excepting subdivision promotion signs, real estate "for sale" signs, and signs displayed to identify the occupants of a dwelling, and contractors' construction signs. Contractors' signs shall not exceed 3 feet by 2 feet and shall be displayed only during construction.

7. No trash, ashes, or other refuse may be thrown or dumped on any vacant tract in said subdivision. All trash, or other refuse, shall be confined to a garbage can which shall be covered with a metal top.

8. No construction equipment or materials of any nature can be moved onto a tract more than 60 days prior to start of construction, and any building started shall have its exterior completed within nine months from the time construction is commenced.

9. In the interest of public health and sanitation, and so that the land above-described and all other land in the same locality may be benefited by a decrease in the hazards of stream pollution and by the protection of water supplies, recreation, wild life, and other public uses thereof, the above-described property will not be used for any purpose that would result in the pollution of any water way that flows through or adjacent to such property by refuse, sewage, or other material that might tend to pollute the waters of any such stream or irrigation ditches or otherwise impair the ecological balance of the surrounding lands.

10. No junk vehicles or equipment of any kind shall be permitted on any of the tracts. Any vehicle with an expired license plate shall be considered as a junk vehicle for purposes of these covenants.

11. No more than two each or a combination of two of the following shall be allowed per acre--cows, calves, bulls, horses, sheep, goat, swine. Other than the animals mentioned above, there is no limit on any other type animals.

12. No commercial raising, feeding or breeding of fowl, dogs, cats or other animals shall be allowed.

RIGHT TO ENFORCE

The restrictions herein set forth shall run with the land and bind the present owners, their heirs, devisees, trustees, and assigns; and any and all parties claiming by, through, or under them, shall be taken to hold, agree and covenant with the owners of said tracts, their heirs, devisees, trustees, 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. The owner or owners of any of the above lands shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of, or to enforce the observance

of, the restrictions set forth above, in addition to the ordinary legal action for damages; and the failure of the present owners, or the owner or owners of any lot in this subdivision to enforce the restrictions herein set forth at the time of any violation thereof shall not be construed as a waiver of the right to do so. The above restrictions may be altered or amended at any time upon the written consent thereto by the owners of at least 70% of the acreage area of the above-described property.

DATED: February 24-1978

NOT 1191 PAGE 2676

Marlin M. Casteel
Marlin M. Casteel

Leora K. Casteel
Leora K. Casteel

Herbert G. Cattaneo
Herbert G. Cattaneo

Diana D. Cattaneo
Diana D. Cattaneo

Wayne E. Silcox
Wayne E. Silcox

Kathleen G. Silcox
Kathleen G. Silcox

STATE OF MONTANA)
County of Yellowstone) ss.

On this 24 day of February, 1978, before me, a Notary Public for the State of Montana, personally appeared MARLIN M. CASTEEL and LEORA K. CASTEEL, husband and wife; HERBERT G. CATTANEO and DIANA D. CATTANEO, husband and wife; and WAYNE E. SILCOX and KATHLEEN G. SILCOX, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

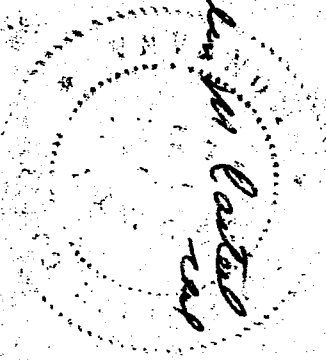
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Louis J. Cebus
Notary Public for the State of Montana.
Residing at Billings My
Commission Expires: 3-20-78



1080453

RECEIVED 1191 PAGE 277



Paterson

L. 2/3 # 1554

STATE OF MONTANA, }
County of Yellowstone, }

I hereby certify that the within instrument was filed in my office for record on this FEB 24 1978

day of February 1978
at 13:06 o'clock P. M. and is duly recorded in Book 1191 of 2623

Witness my hand and official seal
MARGARET H. HUBBARD
County Clerk & Recorder
By [Signature] Deputy

Paterson
1621 24th Dec 78



After Recording Return to:
Tolliver Law Firm
P.O. Box 1913
Billings, MT 59103

AMENDMENT TO DECLARATION OF RESTRICTIONS

WHEREAS, Certificate of Survey 1554 has been amended various times since its original platting in 1975;

WHEREAS, owners of that certain real property located in Yellowstone County, state of Montana described as:

All Tracts of Certificate of Survey 1554: Tract 9A, 9B, 9C, 9D; Tract 10A-1, 10A-2, 10A-3A, 10A-3B, Tract 10-B of the northeast quarter and northwest quarter of Section 22, T-2N, R27E M.P.M. according to the plats on file in the office of the Clerk and Recorder of Yellowstone County, Montana

executed a Declaration of Restrictions upon the above-described real property on February 24, 1978, filed with the Clerk and Recorder of Yellowstone County as Document No. 1080453, Book 1191, Page 2673 on February 24, 1978;

WHEREAS, the above-described property located in the NE1/4 of the NW1/4 of Section 22, Township 2N, Range 27E, P.M.M., Yellowstone County, in the State of Montana, has been further subdivided and can now be more particularly described as:

Tract 9A of Certificate of Survey No. 1554, Amended Tract 9, on file in the office of the Clerk and Recorder of Yellowstone County, Montana as Document No. 1059984;

Tract 9B-1 of Certificate of Survey No. 1554, Amended Tract 9B, on file in the office of the Clerk and Recorder of Yellowstone County, Montana as Document No. 1111866;

Tracts 9C-1 and 9C-2 of Certificate of Survey No. 1554, Amended Tract 9C, on file in the office of the Clerk and Recorder of Yellowstone County, Montana as Document No. 1111868;

Tracts 9D-1 and 9D-2 of Certificate of Survey No. 1554, Amended Tract 9D, on file in the office of the Clerk and Recorder of Yellowstone County, Montana as Document No. 1111870;

Tract 10A-1 of Certificate of Survey No. 1554, Amended Tract 10A, on file in the office of the Clerk and Recorder of Yellowstone County, Montana as Document No. 1077412;

Tract 11 of Certificate of Survey No. 1554, Amended, Amending Tracts 10A-2 and 10A-3A, on file in the office of the Clerk and Recorder of Yellowstone County, Montana as Document No. 3059456;

Tract 12 of Certificate of Survey No. 1554, Amended, Amending Tracts 10A-2 and 10A-3A, on file in the office of the Clerk and Recorder of Yellowstone County, Montana as Document No. 3059456;

Tract 10A-3B of Certificate of Survey No. 1554, Amended Tract 10A-3 of Amended Tract 10A, on file in the office of the Clerk and Recorder of Yellowstone County, Montana as Document No. 1078887;

Tract 10C-E of Certificate of Survey No. 1554, Amended Tract 10C, on file in the office of the Clerk and Recorder of Yellowstone County, Montana as Document No. 1120654;

Tract 10C-F of Certificate of Survey No. 1554, Amended Tract 10C, on file in the office of the Clerk and Recorder of Yellowstone County, Montana as Document No. 1120654;

Tract 10D of Certificate of Survey No. 1554, Amended Tract 10B, on file in the office of the Clerk and Recorder of Yellowstone County, Montana as Document No. 1094957;

WHEREAS, the above-described property is approximately 20 acres in size and the undersigned, together, are owners of approximately 14.5 acres, approximately 73% of the total acreage of the subject property;

AND WHEREAS, the undersigned, being owners of at least 70% of the acreage subject to that certain Declaration of Restrictions so above described wish to amend the Declaration of Restrictions, specifically those provisions identified as the "Use and Building Restrictions";

NOW, THEREFORE, the undersigned, being owners of at least 70% of the acreage subject to that certain Declaration of Restrictions, on file with the Clerk and Recorder of Yellowstone County, State of Montana, as Document No. 1080453, for the use and benefit of themselves, as



the present owners of the said tracts, and for their heirs, devisees, grantees, trustees and assigns, pursuant to its provisions hereby amend that certain Declaration of Restrictions as follows:

The section identified as "BUILDING AND USE RESTRICTIONS" is hereby revoked in its entirety and replaced with the following:

BUILDING AND LAND USE RESTRICTIONS

1. All tracts within the above-described real property shall be used primarily for residential purposes and limited commercial activity. Limited commercial activity includes, but is not limited to, storage of equipment used in the regular use of one's business. This provision does not allow for use of a building as a primary store front for merchandising, but rather is to accommodate those who operate their service businesses and profitable hobbies from their residential properties. This provision is not to be construed to limit the lease of any structure for such limited activities, provided no signage is displayed on the building or premise. Decals on vehicles are not to be construed as signage.

2. Any building or residence erected on said premises shall be of new construction, including any new modular or prefabricated home, which must be set on a permanent foundation. Residential structures shall be single family dwellings not to exceed two stories in height above grade, and one garage. No more than one single family residence shall be permitted on any tract. Each residence's main floor area shall not be less than 1000 square feet exclusive of open porches, garages, carports, breezeways, basements. No residence shall be occupied until completely finished and all exterior construction of every building or residential dwelling shall be completed within nine months from the time construction commenced.

3. Each tract, inclusive of future tracts created by the subdivision of current tracts, shall be limited to one residence and no more than two additional structures per tract, or no more than two additional structures without a residence, per tract. For the avoidance of doubt, two additional structures may include a detached garage/shop and a barn. An attached garage shall be considered a part of the residence and not its own structure. For the purposes of this Section 3, structures lacking a foundation, such as garden sheds, playhouses, lean-toos, and the like, shall not be considered structures.

4. No patently offensive trades may be carried out upon the above-described real property, including the growing of marijuana for commercial use and similar trades.

5. There shall be no trailer, basement, tent, shack, garage, or other outbuildings erected on said tracts at any time to be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. This is not to be construed as to disavow the use of an RV by a guest of the property residence for a period less than one month.

6. No signs, billboards, posters, or advertising devices of any kind or character shall be erected or displayed upon any of the tracts, excepting subdivision promotion signs, real estate "for sale" signs, and signs displayed to identify the occupants of a dwelling, and contractors' construction signs. Contractors' signs shall not exceed 3 feet by 2 feet and shall be displayed only during construction. Decals on vehicles are not to be construed as signage.

7. No trash shall be allowed to be dumped or accumulate on any vacant tract with the exception of tree limbs and other yard waste, to be burned weather permitting. All trash shall be confined to a covered container.

8. In the interest of public health, sanitation, and the environment, all residents shall take care to prevent the release of toxins upon their property and prevent the dumping or release of hazardous materials.

9. Each tract is permitted to have one unlicensed, inoperable vehicle on its premises.


10. No more than two each or a combination of two of the following shall be allowed per acre: cows, calves, bulls, horses, sheep, goat, or swine, with the exception of accompanying offspring until such offspring becomes a yearling in age. Other than the animals mentioned above, there is no limit on any other type of animal. No commercial kennels or cages, or the commercial raising or breeding of fowl, dogs, rabbits, or other small animals is permitted.


11. Any purpose or use of existing buildings or land at the time of execution of this Amendment by the Owners of the said tracts shall be grandfathered in.

This Amendment is not to be construed to limit further amendments to, or revocation of, the Declaration of Restrictions, or this Amendment, by owners of at least 70% of the acreage area of the above-described property as dictated under the Declaration of Restrictions.

SUBSCRIBED AND SWORN to this 6th Day of March, 2021.

Stuart A. and Kobi G. Andersen, owners of Tracts 9A, 9B-1, 9B-2, 9C-1, and 11 of COS 1554, approximately 8.25 acres.


Stuart A. Andersen

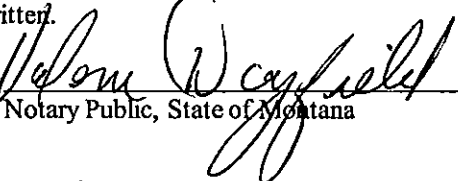

Kobi G. Andersen

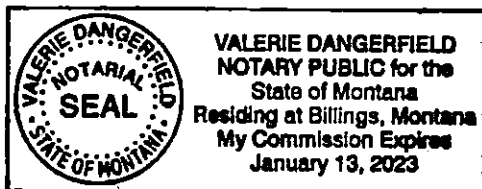
STATE OF MONTANA)
 :SS
County of Yellowstone)

On this 6 day of March 2021, Stuart A. Andersen and Kobi G. Andersen personally appeared before me, a Notary Public of the State of Montana, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged and executed the same.

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

(Notary Stamp)


Notary Public, State of Montana



Page 4 of 6

RES

3962659

03/08/2021 04:04 PM Pages: 4 of 6 Fees: 42.00
Jeff Martin Clerk & Recorder, Yellowstone MT



Dylan Perreault and Raina Olson, owners of Tract 9C2 of COS 1554, approximately 1.26 acres.

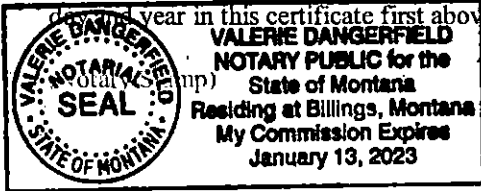
Dylan Perreault
Dylan Perreault

Raina Olson
Raina Olson

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this 30 day of March 2021, Dylan Perreault and Raina Olson personally appeared before me, a Notary Public of the State of Montana, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged and executed the same.

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



Valerie Dangerfield
Notary Public, State of Montana

Kenneth W. Bauman, owner of Tract 10A1 of COS 1554, approximately 2.49 acres.

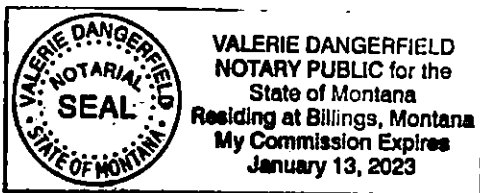
Kenneth W. Bauman
Kenneth W. Bauman

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this 6th day of March 2021, Kenneth W. Bauman personally appeared before me, a Notary Public of the State of Montana, known to me to be the person whose name is subscribed to the within instrument, and acknowledged and executed the same.

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

(Notary Stamp)



Valerie Dangerfield
Notary Public, State of Montana



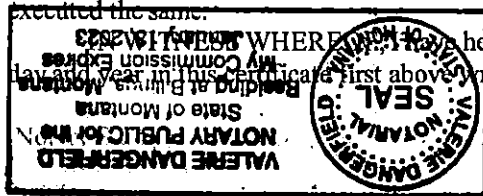
Donald J. Young, Carol I. Young, and Dave E. Young, owners of Tract 12 of COS 1554, approximately 1.43 acres.

Donald J. Young Carol I. Young Dave E. Young
Donald J. Young Carol I. Young Dave E. Young

STATE OF MONTANA)
)
County of Yellowstone)

On this 6 day of March 2021, Donald J. Young, Carol I. Young and Dave E. Young personally appeared before me, a Notary Public of the State of Montana, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged and executed the same.

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



Valerie Dangerfield
Notary Public, State of Montana

Robert J. and Shlaine R. Spooner, owners of Tract 10A-3B of COS 1554, approximately 1.13 acres.

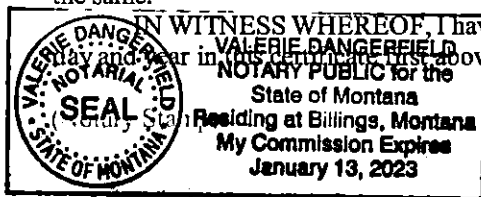
Robert J. Spooner
Robert J. Spooner

Shlaine R. Spooner
Shlaine R. Spooner

STATE OF MONTANA)
)
County of Yellowstone)

On this 6 day of March 2021, Robert J. Spooner and Shlaine R. Spooner, personally appeared before me, a Notary Public of the State of Montana, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged and executed the same.

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



Valerie Dangerfield
Notary Public, State of Montana



Yellowstone County, Montana

Property Tax Detail For D07492



TaxCode: D07492

Owner Listed On Last Tax Statement

Last Updated: September 29, 2024

Primary Owner: YOUNG, CAROL I & DAVID E

Owner as of September 29, 2024

**Primary Owner
Name:** YOUNG, CAROL I & DAVID E

2024 Mailing Address

Mailing Address: YOUNG, CAROL I & DAVID E
PO BOX 316
SHEPHERD, MT 59079-0316

Property Information

Property Address: 6249 DAWSON DR
Township: 02 N **Range:** 27 E **Section:** 22
Certificate of Survey: 1554 **Parcel:** 12
Full Legal: S22, T02 N, R27 E, C.O.S. 1554, PARCEL 12, AMND 1.425 AC
(2000)
GeoCode: 03-1134-22-2-07-24-0000

Levy District: 37 - SHEPHERD (608.64 Mills)

2024 Assessed Value Summary

Assessed Land Value =	\$59,867.00
Assessed Building(s) Value =	\$304,733.00
Personal Property Value =	\$0.00
Total Assessed Value =	\$364,600.00

Assessed Value Detail Tax Year: 2024

Description	Tax Rate	Amount
Tract Land	1.35%	\$59,867.00
Improvements on Rural Land	1.35%	\$304,733.00
		Total: \$364,600.00

SID Payoff Information

Rural SID

NONE

Property Tax Billing History

Year	1st Half	2nd Half	Total
2024	1,573.85	1,573.84	3,147.69
2023	1,601.00 P	1,600.99 P	3,201.99
2023	0.00	85.15 P	85.15
2022	1,386.02 P	1,386.00 P	2,772.02
2021	1,382.56 P	1,382.55 P	2,765.11
2020	1,283.93 P	1,283.92 P	2,567.85
2019	1,065.53 P	1,065.53 P	2,131.06
2018	1,145.75 P	1,145.75 P	2,291.50
2017	1,124.55 P	1,124.55 P	2,249.10
2016	1,135.32 P	1,135.30 P	2,270.62
2015	1,136.33 P	1,136.32 P	2,272.65
2014	896.16 P	896.14 P	1,792.30
2013	894.41 P	894.39 P	1,788.80
2012	921.74 P	921.73 P	1,843.47
2011	906.78 P	906.78 P	1,813.56
2010	918.20 P	918.18 P	1,836.38
2009	879.74 P	879.73 P	1,759.47
2008	893.94 P	893.91 P	1,787.85
2007	871.17 P	871.15 P	1,742.32
2006	847.76 P	847.76 P	1,695.52
2005	817.72 P	817.71 P	1,635.43
2004	813.20 P	813.18 P	1,626.38
2003	781.55 P	781.54 P	1,563.09
2002	708.15 P	708.14 P	1,416.29
2001	687.63 P	687.61 P	1,375.24
2000	611.59 P	611.59 P	1,223.18

(P) indicates paid taxes.

Jurisdictional Information

Commissioner:

[District - 2](#)
[Mark Morse \(R\)](#)
PO Box 35000
Billings, MT 59107
406-256-2701 - Work

Senate: [District - 20](#)

[Barry Usher \(R\)](#)
6900 S Frontage
Rd
Billings,
MT 59101
(406) 252-2888 -
Home

House:

[District - 40](#)
[Greg Oblander \(R\)](#)
3307 Grand Ave,
Ste 101
Billings, MT 59102
(406) 598-6975 -
Work

Ward: Outside City Limits

Precinct: [10](#)

**High
School:** Shepherd

**Middle
School:** Shepherd

**Elementary
School:** Shepherd

Trustee: [School District
Trustee Links](#)

Clerk & Recorder Documents For Tax Code:

Recording #	Document type	Recorded Date	Document Date	Book	Page
4007216	Termination of Joint Tenancy by Death	2/7/2022	1/26/2022		
3678872	Warranty Deed	8/8/2013	8/7/2013		
			8/19/2002	0031	88278
			2/1/2002	0031	63125
			12/28/2001	0031	58384
			12/6/1999	0030	74996

Orion Detail

Owner Information

Primary Owner: YOUNG, CAROL I & DAVID E

Tax Code: D07492

GeoCode: 03-1134-22-2-07-24-0000

Property Address: 6249 DAWSON DR BILLINGS 59105

Legal Description: S22, T02 N, R27 E, C.O.S. 1554, PARCEL 12, AMND 1.425 AC (2000)

Property Type: IMP_R - Improved Property - Rural

Site Information - [View Codes](#)

Levy District: 03-0985-37

Location:

Neighborhood Code: 203.002.1

Fronting:

Parking type:

Parking Prox:

Utilities:

Access:

Lot Size: 1.425 Acres **Topography:**

Residential Building

Type: SFR

Index: 0.93

Year Built: 1983

ECF: 1.14

Year Remodeled: 1988

Degree Remodeled:

Effective Year: 1985

Utility: Good (8)

Style: 08 - Conventional

Exterior: 1 - Frame - 3 - Masonite

Story Height: 2.0

Condition: Good (8)

Roof Type: 3 - Gable

Roof Material: 10 - Asphalt Shingle

Foundation: 2 - Concrete

Basement: 0 - None

Non-Central: 4 - Electricity

Grade-Factor: 5-1

Percent Complete: 100%

CDU:

Bedrooms: 5

Full Baths: 2

Family Rooms:

Half Baths:

Addl Fixtr: 4

1st Floor: 1608

2nd Floor: 588

Additional Area: 0

Bsmt Fnsh:

Basement: 0

Heated Flr:

Half Floor: 0

Daylight Basement: N

Attic: 0

Built-in Garage:

Attic Type: 0 - None

Masonry F/P:

Total:* 2196

F/P Stacks:

Pre Fab F/P: 1

* includes finished,unfinished & attic footprint area(s).

Residential Building Additions

Addition Code

Area(Sq Ft)

11 - Porch, Frame, Open 160

43 - Deck, Wood Polymer 30

14 - Porch, Frame, Enclosed 360

Other Building and Yard Improvements

Code - Type

Quantity Area/Unit Classcode

RPA2 - Concrete	1	512	3301
RPA2 - Concrete	1	400	3301
AAP1 - Pole Frame Bldg, 4 sides closed, metal	1	960	3301
RRG3 - Garage, frame, detached, unfinished	1	768	3301
RPA2 - Concrete	1		3301

GENERAL TAX DETAIL

Levy Description	1st Half	2nd Half	Total
COUNTY			
BRIDGE	\$9.38	\$9.38	\$18.76
COUNTY PLANNING	\$3.10	\$3.10	\$6.20
EXTENSION SERVICE	\$1.75	\$1.75	\$3.50
GENERAL FUND	\$85.08	\$85.08	\$170.16
LIABILITY & PROPERTY INSURANCE	\$5.61	\$5.61	\$11.22
LIBRARY	\$15.23	\$15.23	\$30.46
MENTAL HEALTH	\$2.26	\$2.26	\$4.52
METRA (CIVIC CENTER)&COUNTY FAIR	\$20.77	\$20.77	\$41.54
MUSEUM	\$4.58	\$4.58	\$9.16
PERMISSIVE MEDICAL LEVY	\$25.47	\$25.47	\$50.94
PUBLIC HEALTH	\$17.13	\$17.13	\$34.26
PUBLIC SAFETY - COUNTY ATTORNEY	\$28.79	\$28.79	\$57.58
PUBLIC SAFETY - MENTAL HEALTH	\$7.70	\$7.70	\$15.40
PUBLIC SAFETY - SHERIFF	\$67.58	\$67.58	\$135.16
ROAD	\$101.29	\$101.29	\$202.58
SENIOR CITIZENS-ELDERLY ACTIVITIES	\$9.77	\$9.77	\$19.54
WEED CONTROL	\$1.87	\$1.87	\$3.74
COUNTY TOTALS:	\$407.36	\$407.36	\$814.72
OTHER			
BIG SKY ECONOMIC DEVELOPMENT AUTHORITY	\$7.78	\$7.78	\$15.56
SHEPHERD CEMETERY	\$4.92	\$4.92	\$9.84
OTHER TOTALS:	\$12.70	\$12.70	\$25.40
SCHOOL			
ELEM & HIGH SCH TRANSPORTATION	\$6.96	\$6.96	\$13.92

ELEMENTARY RETIREMENT	\$32.58	\$32.58	\$65.16
HIGH SCHOOL RETIREMENT	\$16.66	\$16.66	\$33.32
SD #37 (SHEPHERD) - ELEM BUILDING RESERV	\$7.90	\$7.90	\$15.80
SD #37 (SHEPHERD) - ELEM BUS RESERVE	\$55.67	\$55.67	\$111.34
SD #37 (SHEPHERD) - ELEM DEBT SERVICE	\$135.26	\$135.26	\$270.52
SD #37 (SHEPHERD) - ELEM GENERAL	\$108.87	\$108.87	\$217.74
SD #37 (SHEPHERD) - ELEM TECHNOLOGY	\$14.52	\$14.52	\$29.04
SD #37 (SHEPHERD) - ELEM TRANSPORTATION	\$84.39	\$84.39	\$168.78
SD #37 (SHEPHERD) - ELEM TUITION	\$63.54	\$63.54	\$127.08
SD #37 (SHEPHERD) - HS ADULT ED	\$2.24	\$2.24	\$4.48
SD #37 (SHEPHERD) - HS BUILDING RESERVE	\$2.66	\$2.66	\$5.32
SD #37 (SHEPHERD) - HS BUS RESERVE	\$41.69	\$41.69	\$83.38
SD #37 (SHEPHERD) - HS DEBT SERVICE	\$44.89	\$44.89	\$89.78
SD #37 (SHEPHERD) - HS GENERAL	\$115.40	\$115.40	\$230.80
SD #37 (SHEPHERD) - HS TECHNOLOGY	\$7.51	\$7.51	\$15.02
SD #37 (SHEPHERD) - HS TRANSPORTATION	\$76.39	\$76.39	\$152.78
SD #37 (SHEPHERD) - HS TUITION	\$8.42	\$8.42	\$16.84
SCHOOL TOTALS:	\$825.55	\$825.55	\$1,651.10
STATE			
ACCREDITED HIGH SCHOOL	\$54.14	\$54.14	\$108.28
GENERAL SCHOOL	\$81.21	\$81.21	\$162.42
STATE EQUALIZATION AID	\$98.44	\$98.44	\$196.88
UNIVERSITY MILLAGE	\$14.77	\$14.77	\$29.54
VOCATIONAL-TECHNICAL SCHOOLS	\$3.69	\$3.69	\$7.38
STATE TOTALS:	\$252.25	\$252.25	\$504.50
TOTAL GENERAL TAXES	\$1,497.86	\$1,497.86	\$2,995.72

* = Voted Levy to impose a New Mill Levy

** = Voted Levy Increase to a Levy Submitted to Electors

*** = Voted Levy to Exceed Levy Limit (MCA 15-10-420)

SPECIAL ASSESSMENTS

Description	1st Half	2nd Half	Total
CRED COUNTY REFUSE DISTRICT	\$12.50	\$12.50	\$25.00
SFSA SHEPHERD FIRE SERV	\$60.00	\$60.00	\$120.00
SHPD SHEPHERD DRAINAGE	\$2.50	\$2.50	\$5.00
SOIL SOIL CONSERVATION	\$0.99	\$0.98	\$1.97
TOTAL SPECIAL ASSESSMENTS	\$75.99	\$75.98	\$151.97

General Taxes	District	Mill Levy	1st Half	2nd Half
SHEPHERD	37	608.64	1,497.86	1,497.86

TOTAL TAXES DUE CURRENT YEAR: \$3,147.69

This property may qualify for a Property Tax Assistance Program. This may include: Intangible Land Value Assistance, Property Tax Assistance, Disabled or Deceased Veteran's Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)896-4000 for further information.

This Information is current as of 11/6/2024 1:59:48 PM