



**106 West 12th St, Red Lodge, MT 59068  
Phone (406)446-2603, Fax (406)446-2604**

**Prepared Exclusively for:  
Carlos Davey  
U Bar S Real Estate  
2020 Grand Ave., Ste. #6  
Billings, MT 59102**

Date: **July 23, 2021**

Property Profile No.: **993453**

Last Grantee of Record: **Rose Donna M Revocable Trust**

Property Address (if of record): **19 Elbow Creek Rd, Roberts , MT 59068**

Brief Legal Description: **Section 30, Township 06 South, Range 21 East, Tract 1  
Certificate of Survey 2281 FT**

**Attachments:**

- X Last Conveyance Deed
- X Tax Information
- Deed(s) of Trust or Mortgage(s)
- Section Map
- Subdivision Plat Map
- X Certificate of Survey
- CC&R's

First American Title Company appreciates your business. If we can be of further assistance please contact, **Spring House** at **(406)446-2603**.

This information is furnished in conformance with the rules established by the Montana Commissioner of Securities and Insurance. A detailed examination of title may disclose additional liens and encumbrances not noted herein. Accordingly, it is not intended that this property profile be relied upon as a title report. First American Title Company is not responsible for any errors or omissions in the information provided.

# CERTIFICATE OF SURVEY 2281 FT

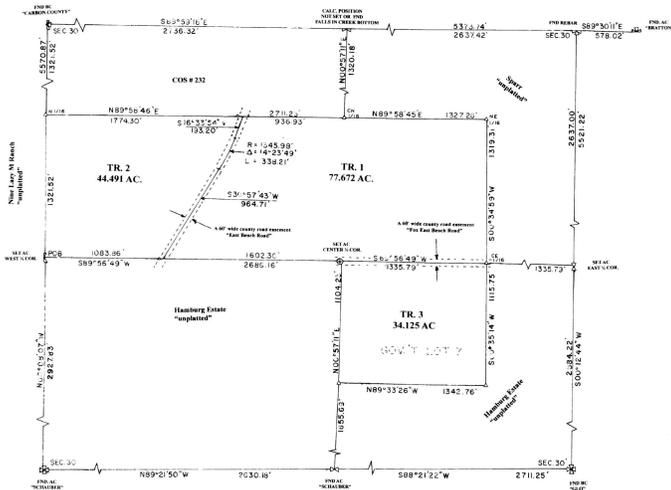
A tract of land located in the NW 1/4, NE 1/4, and Gov't Lot 7 of Section 30, T6S, R21E, PMM, Carbon County, Montana.

**Purpose:** Gift or sale to family members  
**For:** Jon M. Usain, husband and father  
 Sylvia L. Usain, wife and mother  
 Katherine C. Usain, daughter  
 David A. Luoma Trustee of the Irga T. Luoma Family Trust  
**By:** North Star Land Services, P.C. August 2010



- + = Set 5/8" rebar with VPC 12DPLS, WC set as 3/4"
- o = Set 5/8" rebar with Alum. Cap

**BASES OF BEARINGS**  
 Conditio north observed from the east 1/4 corner of Sec. 30, T6S, R21E, PMM



**CERTIFICATE OF FILING BY CLERK AND RECORDER**

STATE OF MONTANA )  
 County of Carbon )  
 Filed for record this 22 day of Sept 2010 at 1:01 PM o'clock.  
David M. Spindler  
 Clerk and Recorder, Carbon County, Montana.  
Jul 26, 2010

**CERTIFICATION OF COUNTY TREASURER**

I hereby certify, pursuant to Section 76-3-207(3) MCA, that all real property taxes and special assessments assessed and levied on the land described below and encompassed by this survey have been paid.  
Carol Swannum Wilson 8/25/10  
 Carbon County Treasurer

**LEGAL DESCRIPTION**

Beginning at the West 1/4 corner of Section 30, T6S, R21E, PMM, thence along the west line of said Section 30, S89°08'37"W, 1321.24 feet to the N. 1/4 E. corner, thence S89°08'46"E, 2711.23 feet to the C.N. 1/4 E. corner, thence S89°08'45"E, 1321.24 feet to the N.W. 1/4 E. corner, thence S89°08'49"W, 1193.11 feet to the C.E. 1/4 E. corner, thence S89°08'49"W, 1115.75 feet to the S.W. 1/4 E. corner of Gov't Lot 7, thence S89°08'25"W, 1342.76 feet to the SW corner of Gov't Lot 7, thence S89°08'17"E, 1184.23 feet to the center 1/4 corner of said Section 30, thence S89°06'49"W, 2486.16 feet to the point of beginning and containing 56.288 acres. Subject to all existing easements and/or right-of-ways of record, apparent on the ground or reserved on this survey.

**CERTIFICATE OF EXEMPTION**

We hereby certify that the purpose of this survey is create Tract 2 for transfer of ownership as a family gift or sale and that no prior family gift or sale has been conveyed to Sylvia L. Usain, wife and that this exemption complies with all conditions imposed upon its use. Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(b), MCA, and the Carbon County Subdivision Regulations.

We hereby certify that the purpose of this survey is create Tract 3 for transfer of ownership as a family gift or sale and that no prior family gift or sale has been conveyed to Katherine C. Usain, daughter and that this exemption complies with all conditions imposed upon its use. Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(b), MCA, and the Carbon County Subdivision Regulations.

This survey is exempt from review from the Montana Department of Environmental Quality under 76-4-103, MCA as the tracts are over 20 acres in size and do meet the definition of a subdivision.

Jon M. Usain August 9, 2010  
 Jon M. Usain Date  
Sylvia L. Usain August 9, 2010  
 Sylvia L. Usain Date

STATE OF MONTANA )  
 County of Yellowstone )  
 On this 9 day of August, 2010  
 before me a Notary Public for the State of Montana, personally appeared Jon M. Usain and Sylvia L. Usain, whose names are subscribed to the within instrument and acknowledge to me that they executed the same.

Print: Kegron Rucke  
 Sign: Kegron Rucke  
 Notary Public in and for the State of Montana  
 Residing at Billings 11-22-10  
 My commission expires 11-22-10

Katherine C. Usain August 9, 2010  
 Katherine C. Usain Date

STATE OF MONTANA )  
 County of Yellowstone )  
 On this 9 day of August, 2010  
 before me a Notary Public for the State of Montana, personally appeared Katherine C. Usain, person whose name is subscribed to the within instrument and acknowledge to me that she executed the same.

Print: Kegron Rucke  
 Sign: Kegron Rucke  
 Notary Public in and for the State of Montana  
 Residing at Billings 11-22-10  
 My commission expires 11-22-10

David A. Luoma Trustee 8-9-2010  
 David A. Luoma Trustee of the Irga T. Luoma Family Trust Date

STATE OF MONTANA )  
 County of Yellowstone )  
 On this 9 day of August, 2010  
 before me a Notary Public for the State of Montana personally appeared David A. Luoma, Trustee of the Irga T. Luoma Family Trust, whose name is subscribed to the within instrument and acknowledge to me that he executed the same.

Print: Jon M. Usain  
 Sign: Jon M. Usain  
 Notary Public in and for the State of Montana  
 Residing at Billings 11-22-10  
 My commission expires 11-22-10

State of Montana } ss This instrument file # 360202 was filed  
County of Carbon } in my office on 6 day of Jan 2015  
at 2:32 O'clock PM m.  
Marilyn Henigman  
County Clerk-Recorder  
by [Signature]  
Fee \$ 7.00

Return to:  
Donna M. Rose Revocable Trust  
2844 Colton Blvd  
Billings, MT 59102  
**360202**

10-18188

**WARRANTY DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, on this 5<sup>th</sup> day of January, 2015, the undersigned, LAURIE ELARTON and SCOTT ELARTON, as Trustees of the LAURIE ELARTON REVOCABLE TRUST, as part of an IRC §1031 tax-deferred exchange, Grantors, hereby grant unto DONNA M. ROSE and CARL W. ROSE, as Trustees of the DONNA M. ROSE REVOCABLE TRUST dated March 21, 2006, as part of an IRC §1031 tax-deferred exchange, Grantee, of 2844 Colton Blvd, Billings, MT 59102 the hereinafter described real property situate in Carbon County, Montana, to-wit:

That part of SW1/4NE1/4 and SE1/4NW1/4 of Section 30, Township 6 South, Range 21 East, of the Principal Montana Meridian, in Carbon County, Montana, described as Tract 1, of Certificate of Survey No. 2281 FT on file in the office of the Clerk and Recorder of said County, under Document #343319.

TO HAVE AND TO HOLD unto the Grantee and to Grantee's successors and assigns forever, the hereinabove described real property, together with all appurtenances thereto, subject, however, to:

- (a) All reservations and exceptions in patents from the United States or the State of Montana and all covenants, conditions and restrictions of record;
- (b) All existing easements and rights-of-way, and all building, use and zoning restrictions;
- (c) All prior conveyances, exceptions, leases or transfers of any interest in minerals, including oil, gas, coal and other hydrocarbons; and
- (d) Taxes and assessments for the year 2015 and subsequent years.

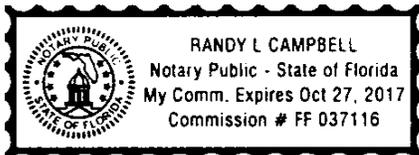
EXCEPT with reference to items referred to in (a) to (d) above, this Deed is given with the usual covenants expressed in §30-11-110, M.C.A.

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

Laurie Elarton, TRUSTEE      Scott Elarton, TRUSTEE  
LAURIE ELARTON, as Trustee, of the      SCOTT ELARTON, as Trustee of the  
LAURIE ELARTON REVOCABLE TRUST      LAURIE ELARTON REVOCABLE TRUST

STATE OF Florida }  
County of Manatee } ss.

This instrument was acknowledged before me on this 5<sup>th</sup> day of Jan, 2015 by LAURIE ELARTON and SCOTT ELARTON, as Trustees of the LAURIE ELARTON REVOCABLE TRUST.



[Signature]  
Randy L Campbell (Print Name)  
Notary Public for the State of Florida  
Residing at 1767 Lakewood Ranch Blvd,  
Bradenton, FL 34211



Carbon County Detail

- [Home](#)
- [Tax Search](#)
- [Tax Payments](#)

07/23/21  
10:14:25

CARBON COUNTY  
LORI LYNDE, TREASURER  
PO BOX 828  
RED LODGE, MT 59068  
Property Tax Query

Tax ID: 2436100  
Type:

Name & Address	TW Rang SC	Description
ROSE DONNA M REVOCABLE TRUST	06S/21E /30	
2844 COLTON BLVD	Geo 0447-30-2-04-01-0000	
BILLINGS MT 59102-2064	TR 1 COS 2281 FT	

	YR	Int Date	Due date	Tax Amount	Penalty	Interest	Total Year
-----							
Paid	20	11/27/20	11/30/20	440.57			881.11
Paid	20	11/27/20	05/31/21	440.54			
Paid	19	11/29/19	11/30/19	455.15			910.27
Paid	19	11/29/19	05/31/20	455.12			
Paid	18	11/28/18	11/30/18	439.96			879.90
Paid	18	05/30/19	05/31/19	439.94			
Paid	17	11/28/17	11/30/17	453.29			906.57
Paid	17	12/31/17	05/31/18	453.28			
Paid	16	12/12/16	12/31/16	452.63			905.25
Paid	16	05/30/17	05/31/17	452.62			
Paid	15	11/30/15	11/30/15	436.85			873.67
Paid	15	05/31/16	05/31/16	436.82			
Paid	14	11/03/14	11/30/14	508.98			1,017.95
Paid	14	11/03/14	05/31/15	508.97			
Paid	13	10/28/13	11/30/13	492.38			984.75
Paid	13	10/28/13	05/31/14	492.37			
Paid	12	11/28/12	11/30/12	502.46			1,004.89
Paid	12	11/28/12	05/31/13	502.43			
Paid	11	10/26/11	11/30/11	213.58			427.16
Paid	11	10/26/11	05/31/12	213.58			
Paid	10	11/10/10	11/30/10	393.72			787.41
Paid	10	11/10/10	05/31/11	393.69			

# Property Record Card

## Summary

### Primary Information

**Property Category:** RP **Subcategory:** Agricultural and Timber Properties  
**Geocode:** 10-0447-30-2-04-01-0000 **Assessment Code:** 0002436100  
**Primary Owner:** ROSE DONNA M REVOCABLE TRUST **PropertyAddress:** 19 ELBOW CREEK RD  
2844 COLTON BLVD ROBERTS, MT 59070  
**COS Parcel:**

BILLINGS, MT 59102-2064

*NOTE: See the Owner tab for all owner information*

### Certificate of Survey:

#### Subdivision:

#### Legal Description:

S30, T06 S, R21 E, TR 1 COS 2281 FT

**Last Modified:** 7/16/2021 4:03:03 AM

### General Property Information

**Neighborhood:** 210.003 **Property Type:** IMP\_R - Improved Property - Rural  
**Living Units:** 1 **Levy District:** 10-0068-23  
**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	76.672	4,244.00
Total Ag Land	76.672	4,244.00
Total Forest Land	0.000	00.00
Total Market Land	1.000	32,100.00

### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/5/2015			1/6/2015	360202	Warranty Deed
1/25/2013			1/31/2013	352807	Warranty Deed
12/21/2011			12/22/2011	348265	Warranty Deed

## Owners

Party #1

**Default Information:** ROSE DONNA M REVOCABLE TRUST  
2844 COLTON BLVD  
**Ownership %:** 100  
**Primary Owner:** "Yes"  
**Interest Type:** Conversion  
**Last Modified:** 4/9/2008 9:22:10 AM

Other Names

Other Addresses

Name	Type
ROSE DONNA M & CARL W TRUSTEES	L Additional Legal Owners No other address

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2021	36344	48310	84654	COST
2020	30549	47480	78029	COST
2019	30549	47480	78029	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:** 32100

## Dwellings

### Existing Dwellings

Dwelling Type	Style	Year Built
SFR	10 - Old Style	1900

Dwelling Information

**Residential Type:** SFR **Style:** 10 - Old Style  
**Year Built:** 1900 **Roof Material:** 10 - Asphalt Shingle  
**Effective Year:** 1950 **Roof Type:** 3 - Gable  
**Story Height:** 1.0 **Attic Type:** 2  
**Grade:** 4 **Exterior Walls:** 1 - Frame  
**Class Code:** 3301 **Exterior Wall Finish:** 1 - Stucco  
**Year Remodeled:** 0 **Degree Remodeled:**

Mobile Home Details

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

Basement Information

**Foundation:** 2 - Concrete **Finished Area:** 0 **Daylight:** N  
**Basement Type:** 0 - None **Quality:**

Heating/Cooling Information

**Type:** Non-Central **System Type:** 7 - Electric Baseboard/Electric Radiant  
**Fuel Type:** 4 - Electricity **Heated Area:** 0

Living Accomodations

**Bedrooms:** 1

**Family Rooms:** 0

**Full Baths:** 1

**Half Baths:** 0

**Addl Fixtures:** 2

Additional Information

**Fireplaces:**

**Stacks:** 0

**Stories:**

**Openings:** 0

**Prefab/Stove:** 0

**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:** 22

**First Floor:** 852

**Half Story:** 0

**Unfinished Area:** 0

**Second Floor:** 0

**SFLA:** 874

Depreciation Information

**CDU:**

**Physical Condition:** Poor (5)

**Utility:** Poor (5)

**Desirability:**

**Property:** Poor (5)

**Location:** Poor (5)

Depreciation Calculation

**Age:** 70

**Pct Good:** 0.39

**RCNLD:** 46750

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	14 - Porch, Frame, Enclosed			60	0	3062
	14 - Porch, Frame, Enclosed			72	0	3674

There are no other features for this dwelling

### Other Buildings/Improvements

Outbuilding/Yard Improvement #1

**Type:** Residential

**Description:** RRS1 - Shed, Frame

**Quantity:** 1

**Year Built:** 1940

**Grade:** A

**Condition:**

**Functional:**

**Class Code:** 3301

Dimensions

**Width/Diameter:**

**Length:**

**Size/Area:** 336

**Height:**

**Bushels:**

**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

**Irrigation Type:**

**Timber Zone:**

Productivity

**Quantity:** 0

**Commodity:**

**Units:** Non Qual

Valuation

**Acres:** 76.672

**Per Acre Value:** 55.35

**Value:** 4244