



**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

STATE OF MONTANA )  
County of Carbon )

Thomas G. Kelly, a Registered Land Surveyor in the State of Montana, do hereby certify that I have performed the survey shown on this Plat/Certificate of Survey and that such survey was made in August 2010; that said survey is true and complete as shown and the monuments found and set are of the character and occupy the positions shown thereon.

Dated this 10th day of August, 2010  
Thomas G. Kelly  
Thomas G. Kelly  
Registration Number 11289 LS  
33 Continental Road  
Columbia, MT 59019



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.

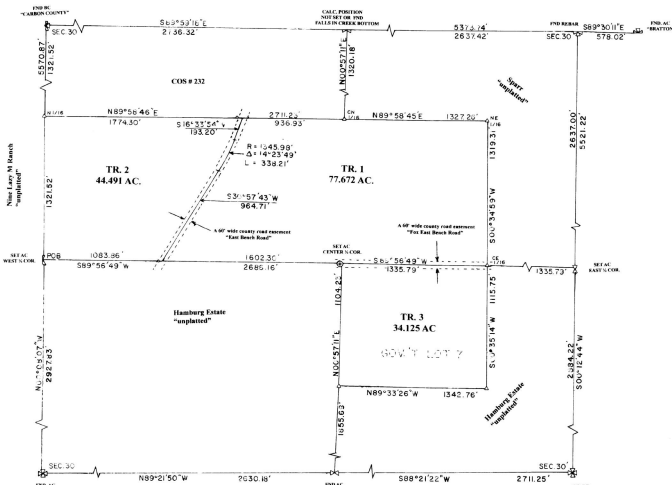
Purpose: Gift or sale to family members  
For: Jon M. Usin, husband and father  
Sylvia L. Usin, wife and mother  
Katherine C. Usin, daughter  
David A. Luoma Trustee of the Irga T. Luoma Family Trust  
By: North Star Land Services, P.C. August 2010



SCALE 1"=400'

+ = Set 5/8" rebar with VPC 1128PLS, WC set at 3/4"  
Δ = Set 5/8" rebar with Alumi. Cap

BASE 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 A. Luoma  
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 herein and encompassed by this survey have been paid.  
David A. Luoma  
Carbon County Treasurer  
8/25/10

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°09'37"W, 1322.32 feet to the N 114° corner, thence S89°08'46"E, 2711.23 feet to the CN 114° corner, thence S89°09'47"W, 1327.28 feet to the NE 114° corner, thence S89°04'09"W, 1119.11 feet to the CE 114° corner, thence S89°03'14"W, 1115.75 feet to the SE corner of Gov't Lot 7, thence S89°07'20"W, 1342.76 feet to the NW corner of Gov't Lot 7, thence S89°07'11"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 156.288 acres. Subject to all existing easements and/or right-of-ways of record, appurtenant to the ground or reserved on this survey.

CERTIFICATE OF EXEMPTION

We hereby certify that the purpose of this survey is to 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. Usin, 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 to 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. Usin, 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 76-103, MCA as the tracts are over 20 acres in size and do meet the definition of a subdivision.

Jon M. Usin August 9, 2010  
Jon M. Usin  
Sylvia L. Usin August 9, 2010  
Sylvia L. Usin

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. and Sylvia L. Usin, whose names are subscribed to the within instrument and acknowledge to me that they executed the same.

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

Katherine C. Usin August 9, 2010  
Katherine C. Usin

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. Usin, person whose name is subscribed to the within instrument and acknowledges to me that she executed the same.

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

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

STATE OF MONTANA )  
County of Yellowstone )  
On this 9th 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 acknowledges to me that he executed the same.

Print: Jon M. Usin  
Sign: Jon M. Usin  
Notary Public in and for the State of Montana  
Residing at: Billings  
My commission expires: May 5th 2012

State of Montana }  
County of Carbon }

This instrument file # 360202 was filed  
in my office on 6 day of Jan, 2015  
at 2:32 O'clock PM.  
Manda 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.

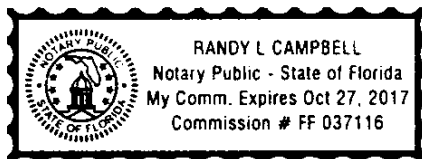
EXCEPT with reference to items referred to in (a) to (d) above, this Deed is given with the usual covenants expressed in §30-11-110, M.C.A.

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 LAURIE ELARTON REVOCABLE TRUST  
SCOTT ELARTON, as Trustee of the 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:** **PropertyAddress:** 19 ELBOW CREEK RD  
ROSE DONNA M REVOCABLE TRUST ROBERTS, MT 59070  
2844 COLTON BLVD  
**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

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

Mobile Home Details

<b>Manufacturer:</b>	<b>Serial #:</b>	<b>Width:</b> 0
<b>Model:</b>		<b>Length:</b> 0

Basement Information

<b>Foundation:</b> 2 - Concrete	<b>Finished Area:</b> 0	<b>Daylight:</b> N
<b>Basement Type:</b> 0 - None	<b>Quality:</b>	

Heating/Cooling Information

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

Living Accomodations

**Bedrooms:** 1

**Family Rooms:** 0

**Full Baths:** 1

**Half Baths:** 0

**Addl Fixtures:** 2

Additional Information

**Fireplaces:**

**Stacks:** 0

**Openings:** 0

**Stories:**

**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

**Irrigation Type:**

**Class Code:** 1701

**Timber Zone:**

Productivity

**Quantity:** 0

**Commodity:**

**Units:** Non Qual

Valuation

**Acres:** 76.672

**Per Acre Value:** 55.35

**Value:** 4244