

ALTA Commitment for Title Insurance

Issued By

Old Republic National Title Insurance Company

SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT 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.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any liens, or rights to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any right, title or interest in any minerals, mineral rights or related matters, including but not limited to oil, gas, coal and other hydrocarbons, sand, gravel or other common variety materials, whether or not shown by the Public Records.

This page is only a part of a 2016 ALTA ® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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8. County road rights-of-way not recorded and indexed as a conveyance of record in the office of the Clerk and Recorder pursuant to Title 70, Chapter 21, M.C.A., including, but not limited to any right of the Public and the County of Missoula to use and occupy those certain roads and trails as depicted on County Surveyor's maps on file in the office of the County Surveyor of Missoula County.
9. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
10. All matters, covenants, conditions, restrictions, easements and any rights, interest or claims which may exist by reason thereof, disclosed by Certificate of Survey(s) No. 3696, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restriction violate 42 USC 3604 (c).
11. All matters, covenants, conditions, restrictions, easements and any rights, interest or claims which may exist by reason thereof, disclosed on the recorded plat of Nature View Estates and Nature View Estates, Lot 8 and C.O.S. 3696, Tract 6-B2, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
12. An easement
For: Electric Transmission and Distribution Line or System
Granted to: Missoula County Electrification Association
Recorded: February 2, 1938
Book/Page: Book N at Page 37 Miscellaneous Records
13. Road Maintenance Agreement
Recorded: May 30, 1991
Book/Page: Book 330 Page 1997 Micro Records
14. Conditions or restrictions; disclosed by Deed
Dated: March 14, 1981
Recorded: July 2, 1991
Book/Page: Book 332 at Page 2137 Micro Records
15. Provisions contained in a document entitled Roadway and Utility Easement
Recorded: September 27, 2005
Book/Page: Book 761 at Page 159 Micro Records
Executed by: Donna L. Van Gilder, Jeff Hollenback and Kori Hollenback
16. Provisions contained in a document entitled Roadway and Utility Easement
Recorded: September 27, 2005
Book/Page: Book 761 at Page 160 Micro Records
Executed by: George R. Reed, Sharon E. Reed, Jeff Hollenback and Kori Hollenback

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17. Provisions contained in a document entitled Roadway and Utility Easement
Recorded: October 11, 2005
Book/Page: Book 762 at Page 1 Micro Records
Executed by: Donna L. Van Gilder, Jeff Hollenback and Kori Hollenback
18. Conditions set forth in Certificate of Subdivision Plat Approval, filed in Book 767 Page 387 Micro Records, Missoula County, Montana.
19. Provisions contained in a document entitled Declaration Establishing Covenants, Conditions and Restrictions and Easements for Nature View Estates
Recorded: January 9, 2006
Book/Page: Book 767 at Page 390 Micro Records
(This exception applies to the portion of the subject property formerly known as Lot 8 of Nature View Estates.)
20. Provisions contained in a document entitled Missoula County Noxious Weed Control District Revegetation Plan for Disturbed Sites
Recorded: January 9, 2006
Book/Page: Book 767 at Page 391 Micro Records
21. Provisions contained in a document entitled Bylaws of Nature View Estates Homeowners Association
Recorded: January 9, 2006
Book/Page: Book 767 at Page 393 Micro Records
(This exception applies to the portion of the subject property formerly known as Lot 8 of Nature View Estates.)
22. Provisions contained in a document entitled Declaration of Water Line Easements, and Well Use Agreement
Recorded: January 9, 2006
Book/Page: Book 767 at Page 396 Micro Records
23. Provisions contained in that Certificate, executed by the State of Montana, Department of Health and Environmental Services File No. 1489 and 2086.
24. Deed of Trust, to secure an original indebtedness of \$97,500.00, dated October 3, 2019 and any other amounts and/or obligations secured thereby
Recorded: October 4, 2019, Book 1019 of Micro Records at Page 964
Grantor: Charisa Lemeza and Vasiliy Lemeza
Trustee: First American Title Company of Montana
Beneficiary: First Security Bank of Missoula, A Division of Glacier Bank
25. 2021 taxes and special assessments are a lien; amounts not yet determined or payable. The first one-half becomes delinquent after November 30th of the current year, the second one-half becomes delinquent after May 31st of the following year.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	1st Half	2nd Half	Parcel Number
2020	\$417.06 Paid	\$417.04 Paid	5066806

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INFORMATIONAL NOTES

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