

Invoice

Remit payment to:

Title Services, Inc.
2625 Dearborn Avenue, Ste 103
Missoula, MT 59804
(406)728-8404

Billed to:

IMEG Corp
1817 South Avenue West, Suite A
Missoula, MT 59801
(406)532-0270

Invoice number: TSI-55318-1

Invoice date: July 18, 2023

Please pay before: August 17, 2023

Our file number: TSI-55318

Property:

123 South Curtis Street
Missoula, MT 59801
Missoula County

Brief legal: The South 110 feet of Lot 5 of Curtis and Majors Addition

DESCRIPTION	AMOUNT
O&E REPORT	175.00
Invoice total amount due:	\$175.00



2625 Dearborn Avenue, Ste 103 • Missoula, MT 59804 • (406)728-8404 • (406)728-8404 • tsimissoula.com

July 18, 2023

IMEG Corp
1817 South Avenue West, Suite A
Missoula, MT 59801

Attention: Danny Oberweiser

RE: Ownership and Encumbrance Report - 123 South Curtis Street
Our File No. TSI-55318

Dear Danny,

OWNERSHIP AND ENCUMBRANCE REPORT

LEGAL DESCRIPTION: The South 110 feet of Lot 5 of Curtis and Majors Addition, a platted subdivision in the City of Missoula, Missoula County, Montana, according to the official recorded plat thereof.

RECORDING REFERENCE: Book 1088 of Micro Records at Page 547

RECORD OWNERS: HOMES FOR MISSOULA, LLC, A MONTANA LIMITED LIABILITY COMPANY

SUBJECT TO:

1. GENERAL COUNTY TAXES FOR THE YEAR 2022 ARE A LIEN, THE AMOUNT OF WHICH HAS NOT YET BEEN DETERMINED AND IS NOT YET DUE OR PAYABLE.
2. NOTE: ACCORDING TO THE MISSOULA COUNTY ASSESSOR'S OFFICE, THE PROPERTY ADDRESS IS 123 SOUTH CURTIS STREET, MISSOULA, MT 59801.
3. NOTE: GENERAL COUNTY TAXES FOR THE YEAR 2022 ARE PAID IN THE AMOUNT OF \$874.33. (SUID NO. 2056909)

Effective date: July 11, 2023 at 05:00 PM

This report is not a commitment to insure, nor is any liability assumed hereunder by Title Services, Inc.

Thank you.

Ownership and Encumbrance Report - 123 South Curtis Street
TSI-55318

Sincerely,
Title Services, Inc.

Brady Potts

AND WHEN RECORDED MAIL TO:

Homes for Missoula, LLC
P.O. Box 373
Frenchtown, MT 59834

Filed for Record at Request of:
Insured Titles, LLC

Space Above This Line for Recorder's Use Only

Order No.: 1092557-IT
Parcel No.: 2056909

WARRANTY DEED

FOR VALUE RECEIVED,

Dean Sharbano

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

Homes for Missoula, LLC, a Montana limited liability company

whose address is: **P.O. Box 373, Frenchtown, MT 59834**

Hereinafter called the Grantee, the following described premises situated in **Missoula County, Montana**, to-wit:

The South 110 feet of Lot 5 of CURTIS AND MAJORS ADDITION, a platted subdivision in the City of Missoula, Missoula County, Montana, according to the official recorded plat thereof.

Recording reference: Book 991 at Page 1087 Micro Records

SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of record.

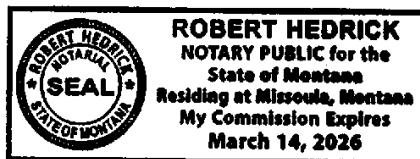
TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: May 10, 2023

Dean E Sharbono

STATE OF Montana)
ss.
COUNTY OF Missoula)

This instrument was acknowledged before me on May 10, 2023, by Dean Sharbono.



Bob Hedrick
Notary Public for the State of Montana
Residing at:
My Commission Expires:

R E S O L U T I O N

BOOK 24 PAGE 227

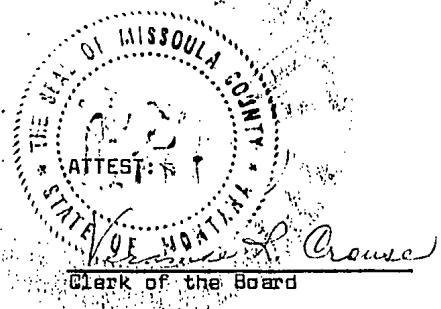
WHEREAS, difficulties have arisen for the postoffice, utility and delivery companies by reason of the numbering of residences on Davis, Curtis and Grove Streets starting with the 100's both north and south of the C. M. and St. P. Railway tracks, and

WHEREAS, a suggestion has been made by the Mountain Bell Company that a north and south designation on these streets would remedy the difficulties,

NOW, THEREFORE, BE IT HEREBY RESOLVED that all addresses for residences south of the C. M. and St. P. Railway and running South to third street, be designated as South Davis, South Grove or South Curtis, as the case may be, and all addresses for residences North of the C. M. and St. P. Railway and running north to River Road be designated as North Davis, North Grove or North Curtis as the case may be, with all present numbering of residences to remain unchanged.

BE IT FURTHER RESOLVED, that the Clerk and Recorder and County Surveyor make the appropriate changes on plats and records, and that utility companies and residents receive copies of this resolution so that they may change their records or inform their correspondents, as the case may be.

Dated this 22nd day of July, 1970.



BOARD OF COUNTY COMMISSIONERS
Missoula County, Montana

Richard G. Lewis
Chairman
Heidi Lundberg
Commissioner
Stan Lischer
Commissioner

RECORDED and filed this instrument for record on the 23rd day of July, 1970, in the County Clerk's Office, Missoula County, Montana, on Dated 22 July 1970
Paid 75 for Return to 0-37 Witness my hand, Vermae A. Crouse, County Recorder
Address 100 1/2 Main Street By Dorothy T. Neal Deputy

