

# Invoice

**Remit payment to:**

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

**Billed to:**

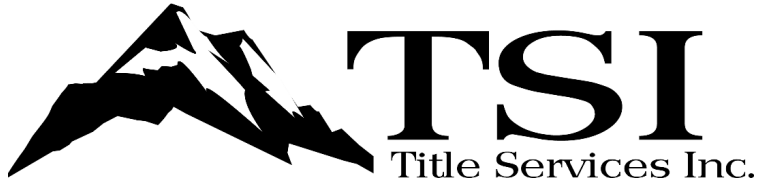
IMEG Corp  
1817 South Avenue West, Suite A  
Missoula, MT 59801  
(406)532-0270

**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: | <u>\$175.00</u> |



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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 Sharbono**

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.

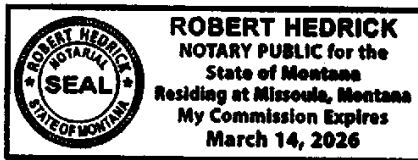
TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all 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 Sharbono

STATE OF Montana )  
 ) ss.  
COUNTY OF Missoula )

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



\_\_\_\_\_  
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

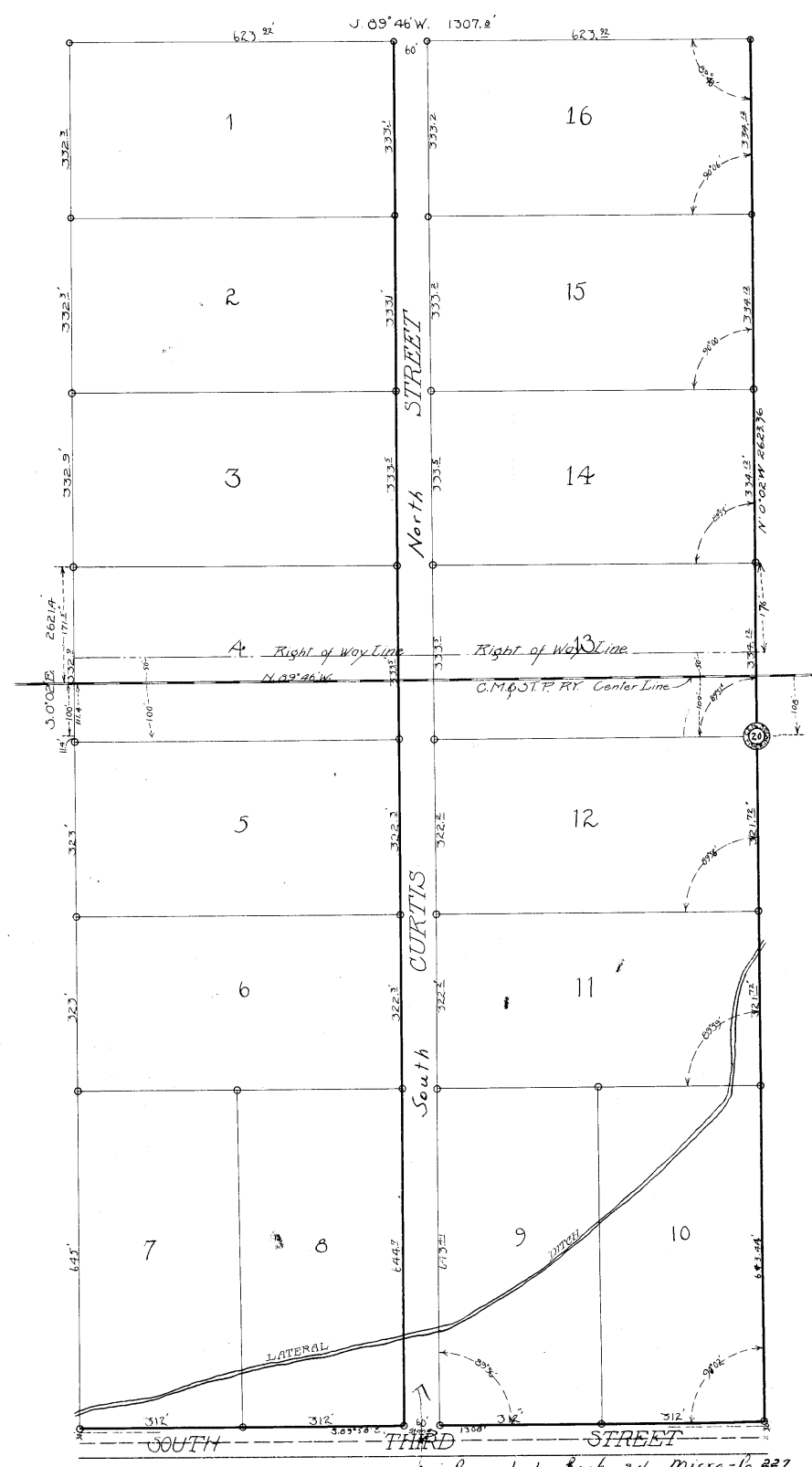
Richard J. Lucin  
Chairman

Herb G. Lauenburg  
Commissioner

Bob L. Tschek  
Commissioner

293221✓

I signed and filed this instrument for record on the 23rd day of July, 1970, at Missoula, Montana, and it is recorded in Vol. 24 of the Records of the County of Missoula, State of Montana, on page 227. Fee paid \$1.00. Return to \_\_\_\_\_ Witness my hand, Veranee A. Crouse, County Recorder: \_\_\_\_\_ By: Martha A. Head Deputy



# Curtis & Majors Addition

IN 5-ACRE TRACTS.

150 ft. to 1 inch.  
E.S. Hathaway C.E. January, 1909.

Legend -

- Iron Pins
- Stone beneath surface.

State of Montana } ss.  
County of Missoula }

We, E.B. Weirick Trustee, T.A. Price, S.A. Price & I.M. Carrick, owners of the following described property, do hereby certify that we have caused to be surveyed, subdivided and platted into lots and streets, according to the plan and certificate of survey hereunto annexed, the following described tract of land, to wit, The S.E. 1/4 of the NW 1/4 and the N.E. 1/4 of the S.W. 1/4 Sec. 20, T. 13 N. R. 19 W. of the principal Meridian to be known and designated as "Curtis & Majors Addition", and the streets shown on the annexed plan to be, and are hereby granted and donated to the use of the Public forever.

Mrs. I.M. Carrick  
T.A. Price  
S.A. Price  
E.B. Weirick Trustee

Subscribed and sworn to before me, by E.B. Weirick and I.M. Carrick this 11<sup>th</sup> day of Jan. 1909.

Notary Public in and for Silver Bow County Montana.

Subscribed and sworn to before me, by T.A. Price and S.A. Price his wife this 30<sup>th</sup> day of Jan. 1909.

Notary Public in and for Missoula County, Montana.

State of Montana } ss.  
County of Missoula }

Eduard S. Hathaway, being first duly sworn, says that he is the Engineer under whose supervision the survey and plan hereon were made in Missoula County, Montana, that the annexed plan is a correct representation and diagram, that said addition is laid out according to law and that the width of the streets, the measurements of the lots, and the posts for reference points are correctly represented on said plan. All courses were deflected from True Meridian.

Eduard S. Hathaway

Subscribed and sworn to before me, this 1<sup>st</sup> day of Feb. 1909

Wallace P. Smith  
Notary Public in and for Missoula County, Montana

State of Montana } ss.  
County of Missoula }

I hereby certify that the foregoing instrument was filed in my office on the 1<sup>st</sup> day of February A.D. 1909 at 3<sup>30</sup> o'clock P.M., and is recorded on page 7 of Plats of Missoula County Records.

F.W. Kuphal

This plat is hereby approved this day of

Clerk & Recorder of Missoula County, Montana  
A.D. 1909

P.T. Curran  
Frank Nelson  
Tyler Worden

County Commissioners of Missoula County, Montana.

I certify that I received this instrument for record on the 1<sup>st</sup> day of February, 1909, at 3<sup>30</sup> o'clock P.M.

E.W. Kuphal  
County Recorder

Recorded Book 24 - Micro-19, 227  
Filed - B-37  
Comm. Jr. FF 359

I Certify that I received and filed this instrument for record on the 1<sup>st</sup> day of February, 1909, at 3<sup>30</sup> o'clock P.M.  
F.W. Kuphal  
County Recorder

STATE OF MONTANA } ss.  
County of Missoula }

SURVEYOR'S CERTIFICATE

I, E.S. Hathaway, do hereby certify that the foregoing instrument was filed in my office on the 1<sup>st</sup> day of February, 1909, at 3<sup>30</sup> o'clock P.M., and is recorded on page 7 of Plats of Missoula County Records.

ATTEST:

Subscribed and sworn to before me this 1<sup>st</sup> day of Feb. 1909