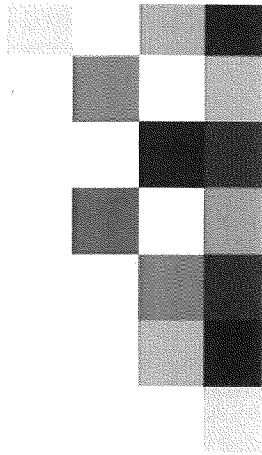




# Fidelity National Title

Trusted everywhere,  
every day.



## LISTING PACKAGE REQUEST

A fast and efficient title company will be important to the prompt closing of your transaction. When you specify FIDELITY NATIONAL TITLE COMPANY, you will receive professional title services and nationally known insurance policy that is instantly acceptable to local lenders.

Date: 2/17/2022 LP98

**PREPARED FOR:**

Kelly Whitmoyer  
Glacier Sotheby's

**PREPARED FOR YOU BY:**

Ariel Joseph

**You have requested information regarding the following land:**

**Owner(s):** Gnarly Marley Investments LLC

**Property Address:** 205 S 1st St. Hamilton, MT 59840

**Legal Description and/or Assessors Designation (per county tax records):**

See Attached Deed

<input checked="" type="checkbox"/>	The last deed appearing of record affecting the land	
<input checked="" type="checkbox"/>	Deeds of trust or mortgages recorded subsequent to the last deed of record	
<input checked="" type="checkbox"/>	A plat map reproduction of the property in question	
<input checked="" type="checkbox"/>	Tax Roll	
<input type="checkbox"/>	Covenants, Restrictions and By-Laws	
<input checked="" type="checkbox"/>	Assessor Code	525700
<input checked="" type="checkbox"/>	Geo Code	1467-25-4-35-03-0000

Caution: A street address is a designation given to a property by municipal government and it may not be the exact equivalent of the legal description for the parcel of land in which you are interested. Do not rely upon a street address alone in negotiating for the sale or purchase of real property.



# Ravalli County | Detail

Date: 02/17/22  
Time: 08:32:52 am

RAVALLI COUNTY TREASURER  
215 S 4TH ST STE H

Tax ID: 525700  
Type: Real

Name and Address  
GNARLY MARLEY INVESTMENTS  
LLC  
611 BUNKHOUSE RD  
DARBY MT 59829-9544

Property Tax Query TW Range SC Description  
Sub/Blk/Lot HAMILTON TOWNSI/ 42/ 03 Geo 1467-25-4-35-03-0000 3-1  
HAMILTON LOT 3 BLK 42 4,200 SQ FT ASSIGN # 11-688 REDEMPT #  
960

	YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt
Paid	21	11/24/21	11/30/21	1,483.10	0.00	0.00	<b>2,961.94</b>
Tax Due	21	02/17/22	05/31/22	1,478.84	0.00	0.00	
Paid	20	11/24/20	12/04/20	1,419.32	0.00	0.00	<b>2,834.31</b>
Paid	20	05/14/21	06/01/21	1,414.99	0.00	0.00	
Paid	19	12/02/19	12/02/19	1,421.84	0.00	0.00	<b>2,838.00</b>
Paid	19	05/21/20	05/31/20	1,416.16	0.00	0.00	
Paid	18	11/23/18	11/30/18	1,098.09	0.00	0.00	<b>2,191.55</b>
Paid	18	05/21/19	05/31/19	1,093.46	0.00	0.00	
Paid	17	11/20/17	11/30/17	1,077.08	0.00	0.00	<b>2,150.04</b>
Paid	17	05/24/18	05/31/18	1,072.96	0.00	0.00	
Paid	16	12/01/16	12/09/16	1,039.33	0.00	0.00	<b>2,073.79</b>
Paid	16	05/31/17	05/31/17	1,034.46	0.00	0.00	
Paid	15	11/30/15	11/30/15	1,025.04	0.00	0.00	<b>2,045.07</b>
Paid	15	05/27/16	05/31/16	1,020.03	0.00	0.00	
Paid	14	12/02/14	12/01/14	1,545.45	0.00	0.00	<b>3,086.04</b>
Paid	14	05/24/15	06/01/15	1,540.59	0.00	0.00	
Paid	13	11/22/13	12/02/13	1,300.45	0.00	0.00	<b>2,596.05</b>
Paid	13	04/16/14	06/02/14	1,295.60	0.00	0.00	
Paid	12	11/15/12	11/30/12	1,303.17	0.00	0.00	<b>2,603.65</b>
Paid	12	04/11/13	05/31/13	1,300.48	0.00	0.00	
Paid	11	11/14/11	11/30/11	1,366.13	0.00	0.00	<b>2,727.59</b>
Paid	11	05/03/12	05/31/12	1,361.46	0.00	0.00	

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# Ravalli County | Detail

Date: 02/17/22  
Time: 08:33:32 am

RAVALLI COUNTY TREASURER  
215 S 4TH ST STE H

Tax ID: 525700  
Type: Real

Name and Address  
GNARLY MARLEY INVESTMENTS  
LLC  
611 BUNKHOUSE RD  
DARBY MT 59829-9544

Property Print TW Range SC Description  
03- 42 HAMILTON Geocode: 1467-25-4-35-03-0000 LOT 3 BLK 42 4,200  
SQ FT ASSIGN # 11-688 REDEMPT # 960

<b>Class Taxable/\$</b>	<b>Dist</b>	<b>Quantity</b>	<b>Market</b>
42207 Commercial City/Town Lots 2,298.00	3-1	0.10	121,610.00
43507 Improvements on Commercial Cit 1,778.00	3-1	0.00	94,090.00
990042 BITTERROOT PUBLIC LIBRARY 4,076.00	42	0	0.00
990051 SOIL & WATER CONSERVATION 4,076.00	51	0	0.00
990057 HAMILTON STREET MAINTENANCE DI 4,076.00	57	0	0.00
990085 HAMILTON LIGHTING #10 0.00	85	0.00	0.00
990142 BITTERROOT PUBLIC LIBRARY 2020 4,076.00	142	0	0.00
999302 2014 OPEN SPACE 4,076.00	RO14	0	0.00
999304 2020 OPEN SPACE 4,076.00	RO20	0	0.00

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# Ravalli County | Detail

Date: 02/17/22  
Time: 08:33:42 am

RAVALLI COUNTY TREASURER  
215 S 4TH ST STE H

Tax ID: 525700  
Type: Real

Name and Address  
GNARLY MARLEY INVESTMENTS  
LLC  
611 BUNKHOUSE RD  
DARBY MT 59829-9544

Taxes Due Query TW Range SC Description  
Sub/Blk/Lot HAMILTON TOWNSHIP/ 42/ 03 HAMILTON LOT 3 BLK 42 4,200  
SQ FT ASSIGN # 11-688 REDEMPT # 960 Geo: 1467-25-4-35-03-0000

District	Tax Date	Int Date	PD?	Tax Amt	Penalty	Interest
142 BITTERROOT PUBLIC LIBRARY 2020	11/30/21	02/17/22	Y	5.73	0.00	0.00
3-1 HAMILTON CITY OF	11/30/21	02/17/22	Y	1401.27	0.00	0.00
42 BITTERROOT PUBLIC LIBRARY	11/30/21	02/17/22	Y	17.22	0.00	0.00
51 SOIL & WATER CONSERVATION	11/30/21	02/17/22	Y	3.85	0.00	0.00
57 HAMILTON STREET MAINTENANCE DISTRICT	11/30/21	02/17/22	Y	40.76	0.00	0.00
85 HAMILTON LIGHTING #10	11/30/21	02/17/22	Y	4.23	0.00	0.00
RO14 2014 OPEN SPACE	11/30/21	02/17/22	Y	3.45	0.00	0.00
RO20 2020 OPEN SPACE	11/30/21	02/17/22	Y	6.59	0.00	0.00
142 BITTERROOT PUBLIC LIBRARY 2020	05/31/22	02/17/22		5.72	0.00	0.00
3-1 HAMILTON CITY OF	05/31/22	02/17/22		1401.27	0.00	0.00
42 BITTERROOT PUBLIC LIBRARY	05/31/22	02/17/22		17.22	0.00	0.00
51 SOIL & WATER CONSERVATION	05/31/22	02/17/22		3.85	0.00	0.00
57 HAMILTON STREET MAINTENANCE DISTRICT	05/31/22	02/17/22		40.76	0.00	0.00
RO14 2014 OPEN SPACE	05/31/22	02/17/22		3.44	0.00	0.00
RO20 2020 OPEN SPACE	05/31/22	02/17/22		6.58	0.00	0.00
Totals for 21				2,961.94	0.00	0.00
Total Tax, Penalty and Interest				2,961.94		

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STATE OF MONTANA RAVALLI COUNTY Page: 1 of 2

DOCUMENT: 708986 QUIT CLAIM DEED

RECORDED: 4/21/2017 12:11:50 PM

Regina Plettenberg, CLERK AND RECORDER

Fee \$14.00 By

*Kelly Olson*

Deputy

**AND WHEN RECORDED MAIL TO:**

Amanda Davis  
611 Bunkhouse Road  
Darby MT 59829

Filed for Record at Request of:  
First American Title Company

Space Above This Line for Recorder's Use Only

Order No.: 619793-R  
Parcel No.: 525700, 525800

**QUITCLAIM DEED**

For Value Received

Amanda Davis

do(es) hereby convey, release, remise and forever quit claim unto

Gnarly Marley Investments, LLC

whose address is: 611 Bunkhouse Road, Darby MT 59829

the following described premises situated in Ravalli County, Montana to-wit:

Lots 3 and 4, Block 42, Original Townsite of Hamilton, Ravalli County, Montana according to the official recorded plat thereof.

together with its appurtenances.

Dated: April 20, 2017

*Amanda Davis*

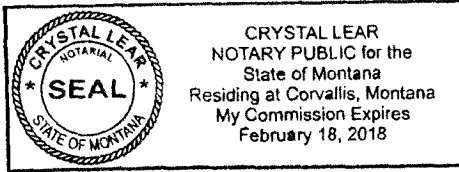
ACA Amanda G Davis eh

*8/02*

STATE OF MONTANA

COUNTY OF RAVALLI

This instrument was acknowledged before me on April 20, 2017 by  
Amanda G. Davis.



Crystal Lear  
Signature of Notarial Officer

Notary Public for the State of Montana  
Residing at: Corvallis  
Commission Expires: 2-18-2018



STATE OF MONTANA RAVALLI COUNTY Page: 1 of 12

DOCUMENT: 708987 DEED OF TRUST

RECORDED: 4/21/2017 12:13:53 PM

Regina Plettenberg, CLERK AND RECORDER

Fee \$84.00 By

*Kelly Olson*

Deputy

WHEN RECORDED MAIL TO:  
Farmers State Bank  
Hamilton  
1804 North 1st St  
Hamilton, MT 59840-3115

RECORDATION REQUESTED BY:  
Farmers State Bank  
Hamilton  
1804 North 1st St  
Hamilton, MT 59840-3115

SEND TAX NOTICES TO:  
Farmers State Bank  
Hamilton  
1804 North 1st St  
Hamilton, MT 59840-3115

FOR RECORDER'S USE ONLY

W19793R P 525500

**DEED OF TRUST**

**MAXIMUM LIEN.** The total principal indebtedness that may be outstanding at any given time which is secured by this Deed of Trust is \$151,651.21.

**THIS DEED OF TRUST** is dated April 20, 2017, among Gnarly Marley Investments, LLC ("Grantor"); Farmers State Bank, whose address is Hamilton, 1804 North 1st St, Hamilton, MT 59840-3115 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and First American Title Company of Montana, Inc, whose address is P O Box 596, Hamilton, MT 59840 (referred to below as "Trustee").

**CONVEYANCE AND GRANT.** For valuable consideration, Grantor conveys to Trustee for the benefit of Lender as Beneficiary all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Ravalli County, State of Montana:

Lots 3 and 4, Block 42, Original Townsite of Hamilton, Ravalli County, Montana according to the official recorded plat thereof.

The Real Property or its address is commonly known as 205 & 209 1st Street, Hamilton, MT 59840. The Real Property tax identification number is 525700/525800.

**CROSS-COLLATERALIZATION.** In addition to the Note, this Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

**THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:**

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Deed of Trust, Grantor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Grantor's obligations under the Note, this Deed of Trust, and the Related Documents.

**POSSESSION AND MAINTENANCE OF THE PROPERTY.** Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

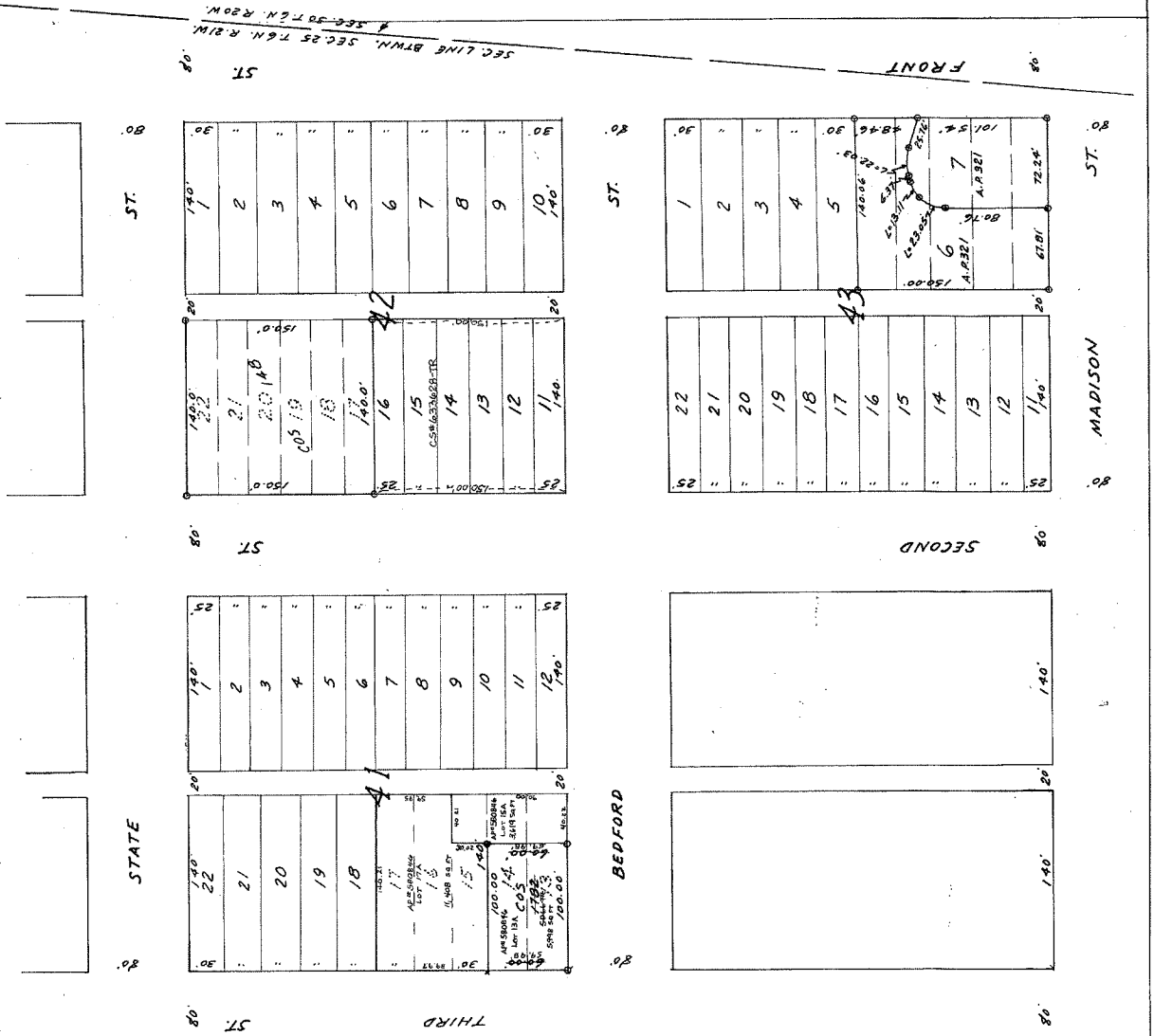
**Possession and Use.** Until the occurrence of an Event of Default, Grantor may (1) remain in



HAMILTON  
BLOCK 41, 42 & 43

THIS MAP IS PROVIDED FOR LOCATION PURPOSES  
TO OUR CUSTOMERS, AS A COURTESY ONLY.  
NO LIABILITY IS HEREBY ASSUMED BY FIDELITY  
NATIONAL TITLE CO. OF MONTANA, WHICH

RAD  
3-14-86  
3375





# Customer Agreement for Non-Insured Products and Services

Customer understands that many of the Products and Services available from Fidelity National Financial, Inc., its subsidiaries, affiliates, partners, licensors and/or authorized agents (collectively referred to herein as “the Company”) through a Customer Service representative or other Company employee, the Global Premier Services (“GPS”) website or any derivative website or mobile app, are not insured and do not provide the benefit or protection afforded by a policy of title insurance. If Customer desires such protection, a policy of title insurance, binder, commitment or guarantee should be requested from the Company.

Non-insured products that may be available via the GPS site or app include, but are not limited to: Property Profiles, eFarms, Lead Locators, AVMS, Foreclosure Reports, Subject Property Reports, Property Valuation Reports, Premium Leads and Owners and Encumbrance Reports.

BY THE EXECUTION AND SUBMISSION OF THIS CUSTOMER AGREEMENT,  
CUSTOMER ACKNOWLEDGES AND AGREES:

- a. That the Company’s sole obligation under a non-insured report and this Customer Agreement shall be to set forth information such as the ownership of and liens and encumbrances against the land as requested and in doing so, the Company is not acting as an abstractor of title.
- b. That the Company shall not be obligated under a non-insured report to pay costs, attorneys’ fees, or expenses incurred in any action, proceeding, or other claim brought against Customer.
- c. That a non-insured report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company’s liability under a non-insured report for an error or omission is, as stated below, limited and that if Customer desires that the Company assume additional liability, a policy of title insurance, binder, commitment, or guarantee should be requested from the Company.
- e. That any dissemination of non-insured reports to third parties is subject to all terms, conditions and limitations of this Customer Agreement and Customer agrees to make third parties aware of these limitations of liability.
- f. That the GPS website and mobile app may contain additional Terms and Conditions governing access to and use of the sites themselves. Nothing contained herein should be deemed to alter, amend or conflict with those Terms and Conditions.
- g. That the report is not valid and the Company shall have no liability thereunder unless the Limitations of Liability as stated below are attached thereto.

## LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS, OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.