

AMERICAN LAND TITLE COMPANY

1800 WEST KOCH, BOZEMAN, MT 59715
POST OFFICE BOX 396 – BOZEMAN, MT 59771-0396
PHONE (406) 587-5563 – (406) 586-3114 - 1-800-405-5299
FAX (406) 587-8038

PROPERTY PROFILE

Legal Description:

West Winds Subdivision Phase 6, Lot 5 Block 5

Agency:

Savage Real Estate Group

Customer:

Jody Savage

Date:

March 26, 2019

This report is provided to assist you with your new listing. The information contained herein is not the result of a title examination and is not a commitment to insure.

So that your closing will not be delayed by title problems, you should order a Commitment for Title insurance as soon as you have a signed Buy/Sell.

We appreciate the opportunity to serve you and look forward to working with you again.

WE APPRECIATE YOUR BUSINESS

March 26, 2019

Jody Savage
Savage Real Estate Group

Hello Jody,

Please find attached the Property Profile you requested for West Winds Subdivision Phase 6, Lot 5 Block 5.

It has been a pleasure to be of service to you. Should you require another Property Profile at any time in the future, please do not hesitate to give us a call at (406) 587-5563

Sincerely,

Jenn Madan
Customer Service
406-587-5563



Return to
Karl L. Keith
Amanda Rose Keith
3064 Tschache Lane
Bozeman, MT 59718

MTE No. M-17864

2539327

Page: 1 of 1 03/07/2016 03:18:39 PM Fee: \$7.00
Charlotte Mills - Gallatin County, MT DEED



JOINT TENANCY WARRANTY DEED

FOR VALUE RECEIVED, JODER CONSTRUCTION CORPORATION, a Montana corporation, the Grantor, does hereby grant, bargain, sell, convey and confirm unto KARL L. KEITH and AMANDA ROSE KEITH of 3064 Tschache Lane, Bozeman, Montana 59718, the Grantees, as joint tenants (and not as tenants in common), the following described premises in Gallatin County, Montana, to-wit:

Lot 5 in Block 5 of the Final Plat of West Winds Major Subdivision Phase 6, to the City of Bozeman, Gallatin County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder, Gallatin County, Montana. (Plat J-554)

SUBJECT TO: all reservations and restrictions in prior conveyances or in patents from the United States or the State of Montana; existing easements, encroachments and rights of way of record and those which would be disclosed by an examination of the property; mineral, oil and gas and royalty reservations, conveyances and leases of record; all real property taxes and assessments for the current year and subsequent years; and all building and use restrictions, covenants, agreements, requirements, notices, waivers, and conditions of record.

TO HAVE AND TO HOLD the said premises, with their tenements, hereditaments, and appurtenances unto the said Grantees as joint tenants with right of survivorship (and not as tenants in common) forever. And the said Grantor does hereby covenant to and with the said Grantees that it is the owner in fee simple of said premises; that Grantees shall enjoy the same without any lawful disturbance; that the same is free from all encumbrances except those limitations set forth above; that the Grantor and all persons acquiring any interest in the same through or from Grantor will, on demand, execute and deliver to the Grantees, at the expense of the Grantees, any further assurance of the same that may be reasonably required; and that the Grantor will warrant to the Grantees all the said property against every person lawfully claiming the same.

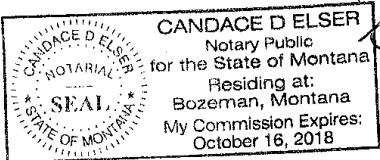
DATED this 7 day of March, 2016.

JODER CONSTRUCTION CORPORATION, a
Montana corporation, by

[Signature]
Eric Joder, President

STATE OF MONTANA)
 : ss.
County of Gallatin)

On this 7 day of March, 2016, before me, a Notary Public in and for said State, personally appeared ERIC JODER, President of JODER CONSTRUCTION CORPORATION, a Montana corporation, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that the corporation executed the same.



[Signature]
Notary Public for the State of Montana
Printed Name: Candace D Elser
Residing at Bozeman, Montana
My commission expires: Oct 16, 2018


New Search
History
Payoff
Help
Property/Parcel TaxID: RGG66683**Status:** Current**Receipt:** 66683**2018 Owner(s):**
KEITH KARL L & AMANDA ROSE**Mailing Address:**3064 TSCHACHE LN
BOZEMAN, MT 597182040**Levy District:**

0350-08, 7C Bozeman(C)BZP

2018 Value:**Market:** \$323,500
Taxable: \$4,367
 Detail
2018 Taxes:
View Pie Charts

| | | |
|---------------------|------------|------------------------|
| First Half: | \$1,529.01 | Due: 11/30/2018 |
| Second Half: | \$1,522.39 | Due: 5/31/2019 |
| Total: | \$3,051.40 | |

Detail
2018 Payments:

| | |
|---------------------|------------|
| First Half: | \$1,529.01 |
| Second Half: | \$0.00 |
| Total: | \$1,529.01 |

(May include penalty & interest)

2018 Legal Records:**Geo Code:** 06-0798-02-2-40-23-0000 **Instru#:** 2539327 **Date:** 2016-03-07**Property address:** 3064 TSCHACHE LN, BOZEMAN MT 59715**Subdivision:** (WW6) SubDivision WW6 **Lot:** 5 **Block:** 5**TRS:** T02 S, R05 E, Sec. 02**Legal:** WEST WINDS SUB PH 6, S02, T02 S, R05 E,
BLOCK 5, Lot 5, PLAT J-554**Note:****TO OBTAIN PAYMENTS, CLICK ON "HISTORY"**Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria will result in an incomplete search.**ATTENTION:** For Owner Name Searches, you must search LastName FirstName.

Website data last updated 03/26/2019 04:00 PM.

Payments can be sent to:Gallatin County Treasurer
311 West Main, Room 103
Bozeman, MT 59715**Please direct any questions to:**(406)582-3030 or treasurer@gallatin.mt.gov


New Search
Detail
Help
Property/Parcel TaxID: RGG66683**Status:** Current**Type:** RE**Owner:** KEITH KARL L & AMANDA ROSE**Value Breakdown:**

| Year | TaxID | Class Code | Description | Market Value | Taxable Value |
|------|----------|------------|--|--------------|---------------|
| 2018 | RGG66683 | 2201 | Residential City/Town Lots | \$65,463 | \$884 |
| 2018 | RGG66683 | 3501 | Improvements on Residential City/Town Lots | \$258,037 | \$3,483 |

Current Market Value: \$323,500**Current Taxable Value: \$4,367****Note:****TO OBTAIN PAYMENTS, CLICK ON "HISTORY"**Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria will result in an incomplete search.**ATTENTION:** For Owner Name Searches, you must search LastName FirstName.

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New Search
Detail
View Pie Charts
Help
Tax Year: 2018 **Property/Parcel TaxID:** RGG66683

Status: Current

Type: RE

Owner: KEITH KARL L & AMANDA ROSE

Tax Breakdown:

| Stat# | Kind | Description | 1st Half | 2nd Half |
|-------|---------------|----------------------|----------|----------|
| 66683 | CITY/RURAL | CITY/RURAL TAXES | \$413.21 | \$413.20 |
| 66683 | COUNTY | COUNTY TAXES | \$121.79 | \$121.79 |
| 66683 | GLTN COLLEGE | GALLATIN COLLEGE | \$3.27 | \$3.27 |
| 66683 | PLANNING DIST | PLANNING DISTRICT | \$4.37 | \$4.37 |
| 66683 | PUBLIC SAFETY | PUBLIC SAFETY | \$94.09 | \$94.09 |
| 66683 | SCHOOL | LOCAL SCHOOL TAXES | \$652.91 | \$652.91 |
| 66683 | SPECIAL: 0110 | GALLATIN CONSRV DIST | \$1.99 | \$1.98 |
| 66683 | SPECIAL: 0112 | GLTN CO WTR QUALITY | \$6.60 | \$0.00 |
| 66683 | SPECIAL: 0300 | OPEN SPACE BONDS | \$10.24 | \$10.24 |
| 66683 | STATE | STATE TAXES | \$100.44 | \$100.44 |
| 66683 | STATE SCHOOL | STATE SCHOOL TAXES | \$120.10 | \$120.10 |

1st Half Total: \$1,529.01

2nd Half Total: \$1,522.39

Total Tax: \$3,051.40
Note:
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[New Search](#)
[Detail](#)
[Payoff](#)
[Help](#)

Property/Parcel TaxID: RGG66683

Status: Current

Type: RE

Owner: KEITH KARL L & AMANDA ROSE

History:

| Tax Year | Statement# | Bill Date | Bill Amount | Date Paid | ** Paid Amount | Notes |
|----------------------|------------|------------|-------------|-------------------------|--------------------------|-------|
| 2018 | 66683 | 10/31/2018 | \$3,051.40 | 11/26/2018 | \$1,529.01 \$0.00 | |
| 2017 | 66683 | 10/31/2017 | \$2,852.88 | 11/21/2017 5/16/2018 | \$1,429.75 \$1,423.13 | |
| 2016 | 66683 | 11/16/2016 | \$2,532.32 | 12/7/2016 5/21/2017 | \$1,269.46 \$1,262.86 | |
| 2015 | 66683 | 10/31/2015 | \$481.11 | 12/6/2015 5/24/2016 | \$240.56 \$240.55 | |

**** Paid Amount may include penalty & interest**

Note:

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- [New Search](#)
- [Detail](#)
- [History](#)
- [Payoff](#)
- [Help](#)

Property/Parcel TaxID: RGG66683
Status: Current
Type: RE
Owner: KEITH KARL L & AMANDA ROSE

Payoff Calendar:

This calendar is for inquiry purposes only.

| Feb | | March 2019 | | | | | Apr |
|--|-----|--|--|--|--|--|-----|
| Sun | Mon | Tue | Wed | Thu | Fri | Sat | |
| 24 | 25 | 26 | 27 | 28 | 1 | 2 | |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 | |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 | |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 | |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 | |
| | | 1st: \$0.00 2nd: \$1,522.39 ----- Tot: \$1,522.39 | 1st: \$0.00 2nd: \$1,522.39 ----- Tot: \$1,522.39 | 1st: \$0.00 2nd: \$1,522.39 ----- Tot: \$1,522.39 | 1st: \$0.00 2nd: \$1,522.39 ----- Tot: \$1,522.39 | 1st: \$0.00 2nd: \$1,522.39 ----- Tot: \$1,522.39 | |
| 31 | 1 | 2 | 3 | 4 | 5 | 6 | |
| 1st: \$0.00 2nd: \$1,522.39 ----- Tot: \$1,522.39 | | | | | | | |

Note:

TO OBTAIN PAYMENTS, CLICK ON "HISTORY"

Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria will result in an incomplete search.

Property Record Card

Summary

Primary Information

Property Category: [RP](#) **Subcategory:** [Residential Property](#)
Geocode: [06-0798-02-2-40-23-0000](#) **Assessment Code:** [00RGG66683](#)
Primary Owner: [KEITH KARL L & AMANDA ROSE](#) **PropertyAddress:** [3064 TSCHACHE LN](#)
[3064 TSCHACHE LN](#) [BOZEMAN, MT 59715](#)
[BOZEMAN, MT 59718-2040](#) **COS Parcel:**
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: [WEST WINDS SUB PH 6](#)

Legal Description:

[WEST WINDS SUB PH 6, S02, T02 S, R05 E, BLOCK 5, Lot 5, PLAT J-554](#)

Last Modified: [3/16/2019 12:07:49 PM](#)

General Property Information

Neighborhood: [206.010.B](#) **Property Type:** [IMP_U - Improved Property - Urban](#)
Living Units: [1](#) **Levy District:** [06-035008-7C 08](#)
Zoning: **Ownership %:** [100](#)
Linked Property:

| Linked Property | Link Type | |
|---|---------------------------|----------------------|
| 06-0798-02-2-01-10-0000 | 8 - Split | View |
| 06-0798-02-2-01-10-6500 | 8 - Split | View |

Exemptions:

[No exemptions exist for this property](#)

Condo Ownership:

General: [0](#) **Limited:** [0](#)

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: [1](#) **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 |
| Farmbsite | 0.000 | 00.00 |
| ROW | 0.000 | 00.00 |
| NonQual Land | 0.000 | 00.00 |
| Total Ag Land | 0.000 | 00.00 |
| Total Forest Land | 0.000 | 00.00 |
| Total Market Land | 0.137 | 00.00 |

Deed Information:

| Deed Date | Book | Page | Recorded Date | Document Number | Document Type |
|-----------|------|------|---------------|-----------------|---------------|
|-----------|------|------|---------------|-----------------|---------------|

THIS DOCUMENT IS PROVIDED WITHOUT BENEFIT OF A TITLE EXAMINATION. NO LIABILITY IS ASSUMED FOR THE COMPLETENESS THEREOF. PLAYS MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREIN. THE COMPANY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THEM.

3/26/2019

PrintPropertyRecordCard

| | | | | |
|-----------|--|-----------|---------|---------------|
| 3/7/2016 | | 3/7/2016 | 2539327 | Warranty Deed |
| 4/30/2015 | | 4/30/2015 | 2510007 | Warranty Deed |

Owners

Party #1

Default Information: KEITH KARL L & AMANDA ROSE
3064 TSCHACHE LN

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Joint Tenant w/Right of Survivorship

Last Modified: 3/30/2016 12:15:40 PM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

| Tax Year | Land Value | Building Value | Total Value | Method |
|----------|------------|----------------|-------------|--------|
| 2018 | 65463 | 258037 | 323500 | MKT |
| 2017 | 65463 | 258037 | 323500 | MKT |

Market Land

Market Land Item #1

Method: Sqft **Type:** Primary Site

Width: **Depth:**

Square Feet: 5,978 **Acres:**

Valuation

Class Code: 2201 **Value:**

Dwellings

Existing Dwellings

| Dwelling Type | Style | Year Built |
|---------------|------------|------------|
| SFR | 03 - Ranch | 2015 |

Dwelling Information

Residential Type: SFR **Style:** 03 - Ranch
Year Built: 2015 **Roof Material:** 10 - Asphalt Shingle
Effective Year: 0 **Roof Type:** 3 - Gable
Story Height: 1.0 **Attic Type:** 0
Grade: 5 **Exterior Walls:** 1 - Frame
Class Code: 3501 **Exterior Wall Finish:** 3 - Masonite
Year Remodeled: 0 **Degree Remodeled:**

Mobile Home Details

Manufacturer: **Serial #:** **Width:** 0
Model: **Length:** 0

Basement Information

Foundation: 2 - Concrete **Finished Area:** 0 **Daylight:**
Basement Type: 0 - None **Quality:**

Heating/Cooling Information

Type: Central **System Type:** 5 - Forced Air
Fuel Type: 3 - Gas **Heated Area:** 0

Living Accomodations

Bedrooms: 3 **Full Baths:** 2 **Addl Fixtures:** 5
Family Rooms: 0 **Half Baths:** 0

Additional Information

Fireplaces: **Stacks:** 0 **Stories:**
Garage Capacity: 0 **Openings:** 0 **Prefab/Stove:** 1
% Complete: 0 **Cost & Design:** 0 **Flat Add:** 0
 Description: **Description:**

Dwelling Amenities

View: **Access:**

Area Used In Cost

Basement: 0 **Additional Floors:** 0 **Attic:** 0
First Floor: 1867 **Half Story:** 0 **Unfinished Area:** 0
Second Floor: 0 **SFLA:** 1867

Depreciation Information

CDU: **Physical Condition:** Good (8) **Utility:** Good (8)
Desirability: **Property:** Average (7)
 Location: Good (8)

Depreciation Calculation

Age: 3 **Pct Good:** 0.97 **RCNLD:** 0

Additions / Other Features

Additions

| Lower | First | Second | Third | Area | Year | Cost |
|-------|------------------------------|--------|-------|------|------|------|
| | 34 - Deck, Concrete | | | 235 | 0 | 0 |
| | 19 - Garage, Frame, Finished | | | 542 | 0 | 0 |
| | 21 - Porch, Masonry, Open | | | 124 | 0 | 0 |

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential **Description:** RPA2 - Concrete
Quantity: 1 **Year Built:** 2015 **Grade:** A
Condition: **Functional:** **Class Code:** 3501

Dimensions

Width/Diameter: 22 **Length:** 20 **Size/Area:**
Height: **Bushels:** **Circumference:**

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel