

LEGAL DESCRIPTION: PARCEL "A"

An irregular tract of land lying northwesterly of Libby, Montana, Lincoln County, within SE1/4 SW1/4, Section 20, T.31N., R.31W., P.M.,MT.. and Tract 1, Certificate of Survey No. 3686FC more particularly described as follows: Commencing at the southern Quarter Corner, said Section, a 2 1/2 inch diameter aluminum pipe with 3 1/4 inch diameter aluminum cap, marked USFS, 7322LS and the TRUE POINT OF BEGINNING:

Thence along Section Line between Sections 20 and 29 S89°33'36"W, 864.23 feet to an unmarked computed point on Bridge Deck of "Kootenai River Road"; Thence along the centerline of "Pipe Creek" being a fixed boundary, through the following unmarked computed points: N26°45'31"E, 63.18 feet; Thence N35°38'35"E, 80.23 feet; Thence N49°08'27"E, 145.54 feet; Thence N37°16'09"E, 129.17 feet; Thence N32°54'53"E, 88.73 feet; Thence N32°54'53"E, 138.09 feet; Thence N06°34'42"W, 30.30 feet; Thence N53°34'42"E, 54.15 feet; Thence N83°49'18"E, 36.81 feet; Thence N60°46'37"E, 103.16 feet to corner point between Parcel "D" and southwesterly corner of Tract 2, Certificate of Survey No. 3686 FC; Thence along southerly boundary, said Tract 2 S56°08'27"E, 45.95 feet; Thence N85°54'01"E, 69.99 feet; Thence N70°54'01"E, 115.98 feet; Thence S76°05'59"E, 61.99 feet; Thence N47°54'01"E, 44.04 feet to centerline of said Section; Thence along said centerline S00°01'31"E, 38.45 feet to Witness Corner, a 5/8 inch diameter uncapped rebar; Thence along said centerline S00°01'33"E, 613.45 feet to the TRUE POINT OF BEGINNING, containing 8.81 Acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "B"

An irregular tract of land lying northwesterly of Libby, Montana, Lincoln County, within SE1/4 SW1/4, Section 20, T.31N., R.31W., P.M.,MT.. and Tract 1, Certificate of Survey No. 3686FC more particularly described as follows: Commencing at a Corner between Parcels "B" and "C" and on Centerline of "Bob Tail Road" being a strip of land 60 feet wide, a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING:

Thence along said Centerline S00°05'38"W, 391.87 feet to Section Line between Sections 20 and 29, a 5/8 inch diameter uncapped rebar; Thence along, said Section Line N89°33'36"E, 458.63 feet to an unmarked computed point on Bridge Deck of "Kootenai River Road"; Thence along the centerline of "Pipe Creek" being a fixed boundary, through the following unmarked computed points: N26°45'31"E, 63.18 feet; Thence N35°38'35"E, 80.23 feet; Thence N49°08'27"E, 145.54 feet; Thence N37°16'09"E, 129.17 feet; Thence N32°54'53"E, 88.73 feet to corner point between Parcels "B" and "D" an unmarked computed point; Thence along boundary between Parcels "B" and "D" S89°34'16"W, 439.58 feet to southern corner between Parcels "C" and "D", a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS; Thence along boundary between Parcels "B" and "C" S89°34'16"W, 330.12 feet to the TRUE POINT OF BEGINNING, containing 5.52 Acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "C"

An irregular tract of land lying northwesterly of Libby, Montana, Lincoln County, within SE1/4 SW1/4, Section 20, T.31N., R.31W., P.M.,MT.. and Tract 1, Certificate of Survey No. 3686FC more particularly described as follows: Commencing at a Corner between Parcels "B" and "C" and Centerline of "Bob Tail Road" being a strip of land 60 feet wide, a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING:

Thence along said Centerline N00°05'38"E, 267.10 feet to southwestern corner, Plat 1799, a 5/8 inch diameter uncapped rebar; Thence along southerly boundary Plat 1799 N89°33'32"E, 330.24 feet to southeastern corner, Plat 1799, a 5/8 inch diameter uncapped rebar; Thence along boundary between Parcels "C" and "D" S00°07'07"W, 267.17 feet to corner between Parcels "C" and "D", a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS; Thence along boundary between Parcels "C" and "B", S89°34'16"W, 330.12 feet to the TRUE POINT OF BEGINNING, containing 2.02 Acres. Subject to an "Access Road" being a strip of land 30 feet wide and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "D"

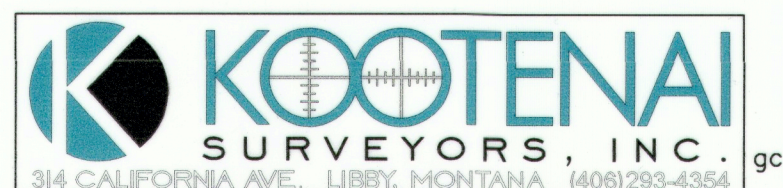
An irregular tract of land lying northwesterly of Libby, Montana, Lincoln County, within SE1/4 SW1/4, Section 20, T.31N., R.31W., P.M.,MT.. and Tract 1, Certificate of Survey No. 3686FC more particularly described as follows: Commencing at southern Corner between Parcels "C" and "D", a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS and the TRUE POINT OF BEGINNING:

Thence along boundary between Parcels "C" and "D" N00°07'07"E, 267.17 feet to southeastern corner. Plat 1799, a 5/8 inch diameter uncapped rebar; Thence along the northerly limits of "Access Road" being a strip of land 30 feet wide N88°38'42"E, 131.47 feet, a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS; Thence along said limits through the following set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS: curve left, radius 185.00 feet, delta 46°06'32", arc length 148.88 feet; Thence N42°32'09"E, 106.73 feet; Thence curve right, radius 180.00 feet, delta 35°13'37", arc length 110.67 feet; Thence curve left, radius 22.96 feet, delta 41°55'04", arc length 16.80 feet; Thence N35°50'45"E, 21.31 feet to the southerly boundary Tract 2, Certificate of Survey No. 3686 FC, a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS; Thence along said boundary N89°30'43"E, 224.59 feet to westerly boundary Certificate of Survey No. 1062, a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along said boundary S00°00'22"W, 205.54 feet to a Witness Corner, a 5/8 inch diameter rebar with plastic cap marked JHN 4661S; Thence along said boundary S00°00'22"E, 49.88 feet to centerline of "Pipe Creek" being a fixed boundary, an unmarked computed point; Thence along said centerline, through the following unmarked computed points: S60°46'37"W, 103.16 feet; Thence S83°49'18"W, 36.81 feet; Thence S53°34'42"W, 54.15 feet; Thence S06°34'42"E, 30.30 feet; Thence S32°54'53"W, 138.09 feet to southeastern corner of Parcels "B" and "D", an unmarked computed point; Thence along property line between, said Parcels S89°34'16"W, 439.58 feet to the TRUE POINT OF BEGINNING, containing 5.21 Acres. Subject to an "Access Road" being a strip of land 30 feet wide and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL "E"

An irregular tract of land lying northwesterly of Libby, Montana, Lincoln County, within SE1/4 SW1/4, Section 20, T.31N., R.31W., P.M.,MT.. and Tract 1, Certificate of Survey No. 3686FC more particularly described as follows: Commencing at southeastern Corner Plat No. 1799, a 5/8 inch diameter uncapped rebar and the TRUE POINT OF BEGINNING:

Thence along the northerly limits of "Access Road" being a strip of land 30 feet wide N88°38'42"E, 131.47 feet, a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS; Thence along said limits through the following set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS: curve left, radius 185.00 feet, delta 46°06'32", arc length 148.88 feet; Thence N42°32'09"E, 106.73 feet; Thence curve right, radius 180.00 feet, delta 35°13'37", arc length 110.67 feet; Thence curve left, radius 22.96 feet, delta 41°55'04", arc length 16.80 feet; Thence N35°50'45"E, 21.31 feet to the southerly boundary Tract 2, Certificate of Survey No. 3686 FC, a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS; Thence along said boundary S89°30'43"W, 171.24 feet to said Tract 2, southwestern corner, a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along westerly boundary, said Tract 2 N00°00'34"W, 440.08 feet to east-west, 1/16th Subdivision line, a 5/8 inch diameter rebar with plastic cap marked KED 4975S; Thence along said Subdivision line S89°33'06"W, 263.84 feet to a 5/8 inch diameter uncapped rebar; Thence along easterly boundary, Plat 1875 S00°07'15"W, 197.16 feet to a 5/8 inch diameter rebar with plastic cap marked JHN 4661S; Thence along, said boundary S89°50'41"W, 39.73 feet, a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS; Thence along said boundary S00°22'41"W, 196.68 feet to a 1 inch diameter uncapped iron pipe; Thence along said boundary N86°49'24"E, 20.94 feet to a set 5/8 inch diameter iron rebar with plastic cap marked HUGHES 7322LS; Thence along said boundary S00°07'07"W, 265.90 feet to the TRUE POINT OF BEGINNING, containing 4.43 Acres. Subject to and together with all appurtenant easements of record.



CERTIFICATE OF SURVEY

"COURT ORDERED SURVEY"

MONTANA NINETEENTH JUDICIAL DISTRICT COURT:

CASE NO. DP-14-58

SE1/4 SW1/4, SECTION 20 T.31N., R.31W., P.M.,MT.

CERTIFICATE OF SURVEY No. 3686FC, TRACT 1

LINCOLN COUNTY, MONTANA

FOR: ALICE CARPENTER ESTATE (DECEASED) AUGUST, 2018

PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

I, Connie Tisher Personal Representative of the Alice H. Carpenter estate hereby Certify that the purpose of this survey and division of land is "by Order of a Court" and is therefore Exempt from review as a subdivision pursuant to 76-3-201(1)(a); "Created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain". Furthermore, We Certify that the division is Exempt from Department of Environmental Quality review pursuant to MCA 76-4-125(2)(a): "the exclusions cited in 76-3-201."

Connie Tisher
Connie Tisher

8/14/18
Dte

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me

a Notary Public for the State of MONTANA

County of LINCOLN, by CONNIE TISHER

on this 14 day of AUGUST, 2018. In witness whereof,
I have hereunto set my hand and affixed my notarial seal.

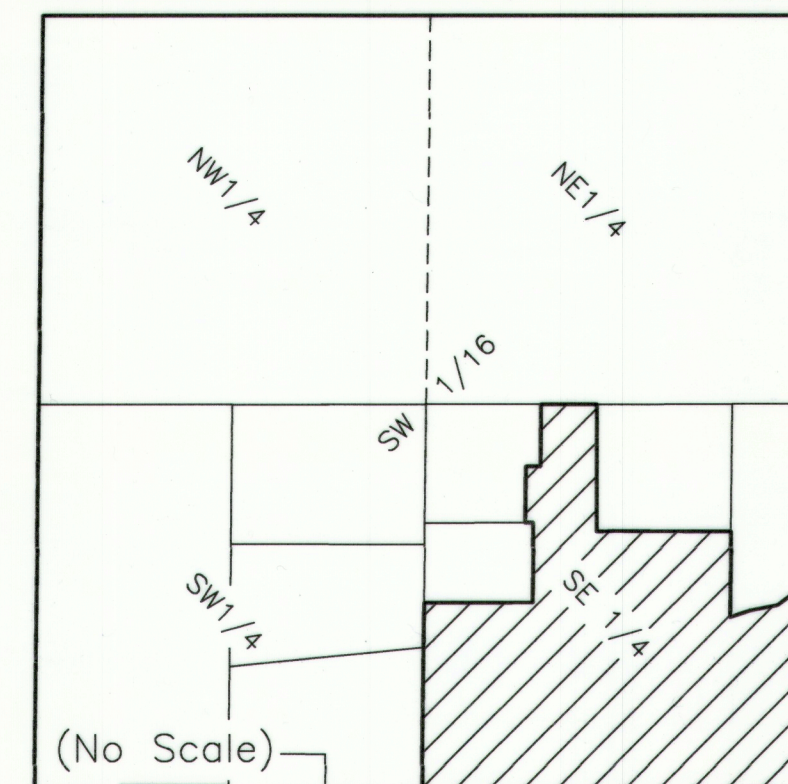
Byron Sanderson

residing in: LIBBY, MT My Commission expires: 12.1.21

HISTORY OF SURVEYS

- 1959 - Plat No. 1799, Creates Parcels in SE1/4 SW1/4 Section 20, J. W. Ninneman, 534ES
- 1972 - Plat No. 1875, Boundary Line Adjustment between W1/2 and E1/2 of NW1/4 SE1/4 SW1/4 and Section 20, Robert F. Burdick, 649S
- 1982 - COS No. 1062, Creates Parcel in E1/2 NE1/4 SE1/4 SW1/4 Section 20 J. H. Ninneman, 4661S
- 1989 - COS No. 1692, Dependent Resurvey and Section Subdivision, Section 20 Alvah F. Hughes 7322LS
- 2007 - COS No. 3686, Family Transfer, Tracks 1 and 2, Kenneth E. Davis 4975S

VICINITY DIAGRAM, SW1/4 SECTION 20



CERTIFICATE OF SURVEY No. 4553 CO 2 of 2

CERTIFICATE OF SURVEY

"COURT ORDERED SURVEY"

MONTANA NINETEENTH JUDICIAL DISTRICT COURT; CASE NO. DP-14-58

SE1/4 SW1/4, SECTION 20 T.31N., R.31W., P.M., MT.

CERTIFICATE OF SURVEY No. 3686FC, TRACT 1

LINCOLN COUNTY, MONTANA

FOR: ALICE CARPENTER ESTATE (DECEASED)

AUGUST, 2018

LEGEND

- QUARTER CORNER, A 2 1/2 INCH DIAMETER ALUMINUM PIPE WITH 3 1/4 INCH DIAMETER ALUMINUM CAP, MARKED USFS, 7322LS
- ⊙ A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED 4975S
- ⊙ A 1 INCH DIAMETER UNCAPPED IRON PIPE
- ⊗ A 5/8 INCH DIAMETER UNCAPPED REBAR
- A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN 4661S
- SET A 5/8 INCH DIAMETER IRON REBAR WITH PLASTIC CAP MARKED HUGHES 7322LS
- AN UNMARKED COMPUTED POINT
- PROPERTY BOUNDARY () PLAT 1875 RECORD
- ADJOINING BOUNDARY / / PLAT 1799 RECORD
- - - OLD BOUNDARY { } COS No. 1062 RECORD
- ROAD CENTERLINE, [] COS No. 3686 RECORD
- - - RIGHT-OF-WAY LIMITS POB TRUE POINT OF BEGINNING
- CURVE RADIAL LINE

METHOD OF SURVEY

A Nikon total station with data collector and a Trimble R8 GNSS GPS system was used with RTK radial procedures to tie the previously set controlling corners and road alignments by Levi Powell, February 2018

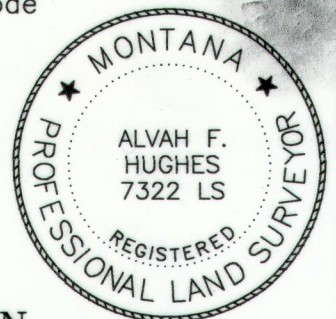
BASIS OF BEARING

The basis of bearing for this survey is N00°05'38"E, as shown on COS 3686; between southwest Corner, Parcel "B" and northwest Corner, Parcel "C", both being 15/8 inch uncapped rebar

LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Certificate of Survey" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Alvah F. Hughes 7322LS 08/14/18
Alvah F. Hughes, PLS, 7322LS Date



EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this 20th day of August 2018, A.D.

Ronald A. Pearson
Ronald A. Pearson, PLS 9008LS
Lincoln County Examining Land Surveyor

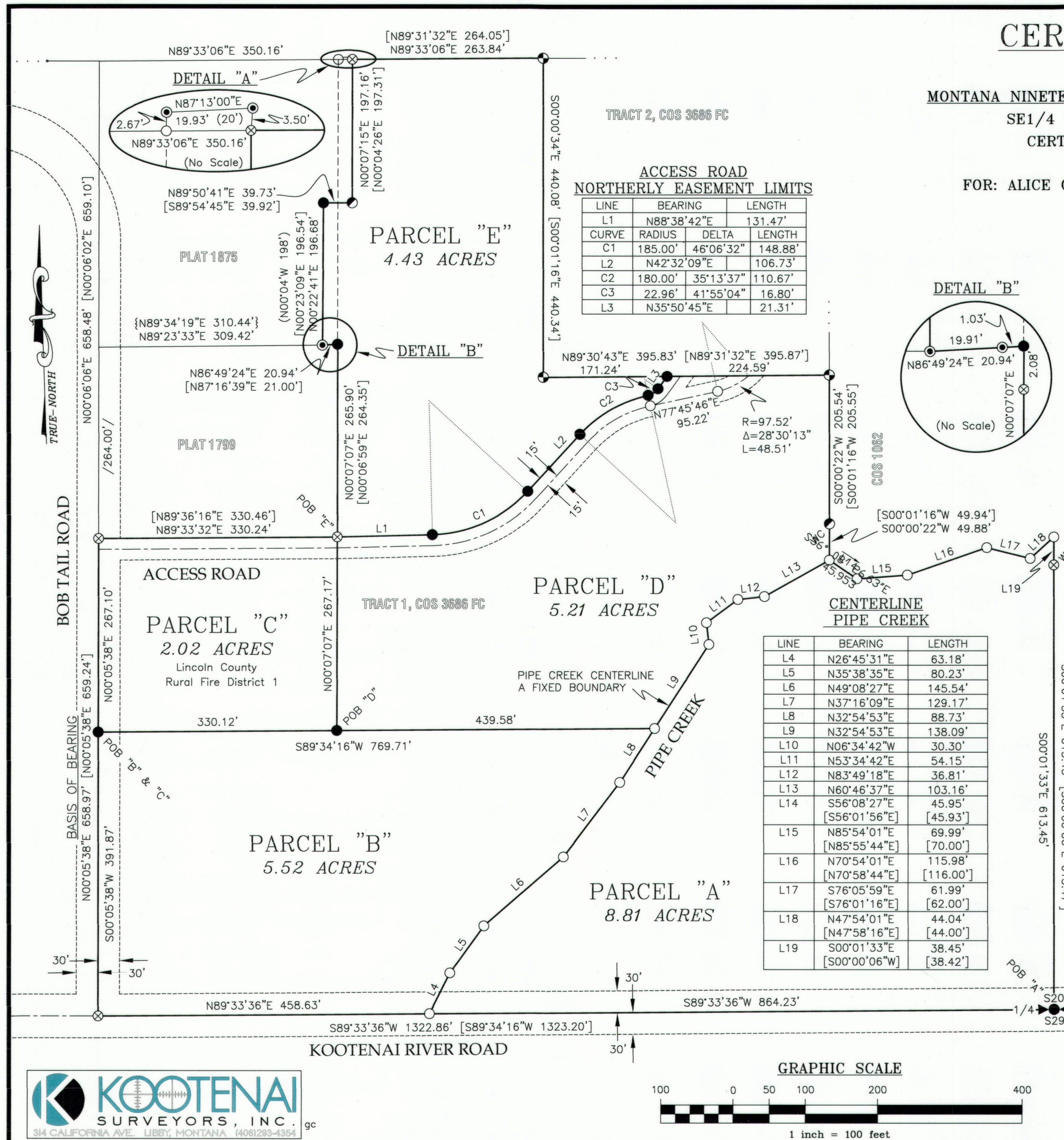
CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 28th day

of August 2018, A.D. at 4:25 p.m. o'clock

Robin Benson by *Clayde E. Em*
Lincoln County Clerk Recorder Deputy

CERTIFICATE OF SURVEY No. 4553 CO 1 of 2



Abstract of Judgment #275781