

OWNERS: JIMMY ALLEN SMITH & BEVERLY ANN SMITH  
 PURPOSE: IMMEDIATE FAMILY TRANSFER  
 DATE: JANUARY 5, 2026

# CERTIFICATE OF SURVEY

SW1/4 NW1/4, SEC. 23, T35N, R26W, P.M.,M.,  
 LINCOLN COUNTY, MONTANA

**DESCRIPTIONS**

**TRACT 1**

That portion of the Southwest one-quarter of the Northwest one-quarter (SW1/4 NW1/4) of Section Twenty-three (23), Township Thirty-five North (T35N), Range Twenty-six West (R26W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the Center-West one-sixteenth (C-W 1/16) corner of said Section Twenty-three (23); thence South89°39'01"West 465.06 feet along the southerly boundary of said Southwest one-quarter of the Northwest one-quarter (SW1/4 NW1/4) of Section Twenty-three (23); thence North00°59'15"West 465.38 feet; thence North89°39'01"East 471.01 feet to the easterly boundary of said Southwest one-quarter of the Northwest one-quarter (SW1/4 NW1/4); thence South00°15'18"East 465.35 feet along said easterly boundary to the point of beginning and containing 5.000 acres of land, gross measure, more or less. All as shown hereon.

Together with a 30' wide access and utility easement over and across Tract 2 of this survey, as shown hereon.

Subject to and together with all appurtenant easements of record.

**TRACT 2 (REMAINDER)**

That portion of the Southwest one-quarter of the Northwest one-quarter (SW1/4 NW1/4) of Section Twenty-three (23), Township Thirty-five North (T35N), Range Twenty-six West (R26W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the West one-quarter (W 1/4) corner of said Section Twenty-three (23); thence North00°18'18"West 1323.72 feet along the westerly boundary of said Section Twenty-three (23) to the North one-sixteenth (N 1/16) corner of said Section Twenty-three (23); thence North89°39'15"East 1132.17 feet along the northerly boundary of said Southwest one-quarter of the Northwest one-quarter (SW1/4 NW1/4) of Section Twenty-three (23) to the westerly right-of-way of US Highway 93; thence South50°11'48"East 231.01 feet along said westerly right-of-way to the easterly boundary of said Southwest one-quarter of the Northwest one-quarter (SW1/4 NW1/4) of Section Twenty-three (23); thence South00°15'18"East 709.33 feet along said easterly boundary; thence South89°39'01"West 471.01 feet; thence South00°59'15"East 465.38 feet to the southerly boundary of said Southwest one-quarter of the Northwest one-quarter (SW1/4 NW1/4); thence South89°39'01"West 842.77 feet along said southerly boundary to the point of beginning and containing 34.457 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with a 30' wide access and utility easement, as shown hereon.

Subject to and together with all appurtenant easements of record.

**OWNERS' CERTIFICATION**

We, Jimmy Allen Smith and Beverly Ann Smith, the undersigned property owners, hereby certify that the purpose for this division of land is to transfer Tract 1, being 5.000 acres, as shown hereon, to our daughter Josey Smith, and that this is the first and single gift or sale in this county to this member of our immediate family and the owners of record certify that the tract will not be transferred or otherwise conveyed for a period of two (2) years after date of filing without written consent of the governing body; therefore, this tract is exempt from review as a subdivision pursuant to Section 76-3-207(1)(b), M.C.A. Furthermore, Tract 1 is exempt from sanitation review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(a), "a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel;" and Tract 2 is also exempt from sanitation review by the Department of Environmental Quality pursuant to Section 76-4-103, M.C.A., as it is greater than 20 acres.

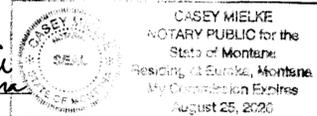
*Jimmy A. Smith*  
 JIMMY ALLEN SMITH

*Beverly Ann Smith*  
 BEVERLY ANN SMITH

STATE OF Montana )  
 County of Lincoln ) SS

On this 3rd day of February, 2026, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Jimmy Allen Smith and Beverly Ann Smith, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

*Casey Mielke*  
 Casey Mielke  
 Notary Public for the State of Montana  
 Residing at Evrika, Montana  
 My Commission expires August 25, 2028



**CERTIFICATE OF SURVEYOR**

*Thomas Sibson* 2/6/2026

THOMAS SIBSON-REGISTRATION NO. 15627LS

EXAMINED: 10 FEB 5 2026

*Steven A. Boyer*

STEVEN A. BOYER  
 EXAMINING LAND SURVEYOR REG. NO. 9760(S)

STATE OF MONTANA  
 County of Lincoln

Filed on the 12 day of February

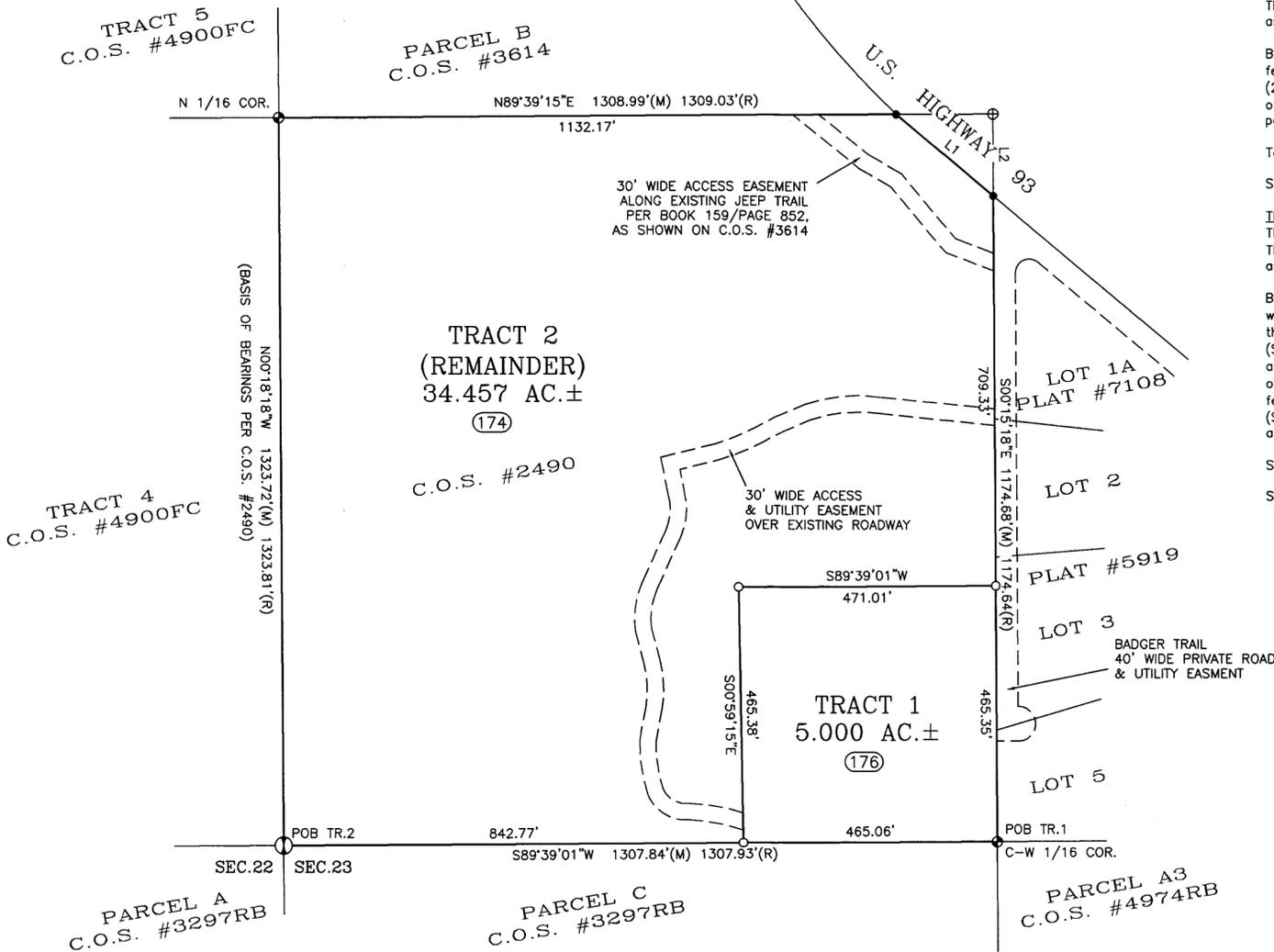
A.D. 2026 at 9:12 o'clock A. M.

*Thomas Sibson*  
 THOMAS SIBSON  
 No. 15627LS  
 LICENSED LAND SURVEYOR

BY: *Debra Stokley*  
 DEBRA STOKLEY  
 DEPUTY

INSTRUMENT REC. NO. 319632

CERTIFICATE OF SURVEY NO. 5197FC



**LEGEND**

- ① WEST 1/4 CORNER, SECTION 23  
FOUND REBAR W/CAP STAMPED 7328S
- ⊕ NORTHWEST 1/16 CORNER, SECTION 23  
(COMPUTED)
- ⊙ 1/16 CORNER, SECTION 23 (AS NOTED)  
FOUND REBAR W/CAP STAMPED 7328S
- SET 5/8" X 24" REBAR WITH PLASTIC CAP  
STAMPED 15627LS
- FOUND REBAR W/CAP STAMPED 7328S  
(UNLESS OTHERWISE NOTED)
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE PER CITED SURVEYS HEREON
- POB POINT OF BEGINNING
- (174) ADDRESS

LINE	BEARING	DISTANCE
L1	S50°11'48"E	231.01'
L2	N00°15'18"W	148.95'



**SURVEYOR'S NOTE**  
 AN IMMEDIATE FAMILY MEMBER WHO RECEIVES A DIVISION OF LAND PURSUANT TO SECTION 76-3-207(1)(b) M.C.A. MAY NOT TRANSFER OR OTHERWISE CONVEY THE DIVISION OF LAND FOR A PERIOD OF UP TO 2 YEARS AFTER THE DATE OF THE DIVISION, PER SECTION 76-3-207(5) M.C.A.

**SAM CORDI**  
 REGISTERED LAND SURVEYOR  
 974 COLORADO AVE.  
 P.O. BOX 323  
 WHITEFISH, MT 59937  
 PHONE: (406)-862-9977

**CERTIFICATION OF COUNTY TREASURER**

I hereby certify that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.

Dated this 11th day of February, 2026  
*Adrian Cullberg*

