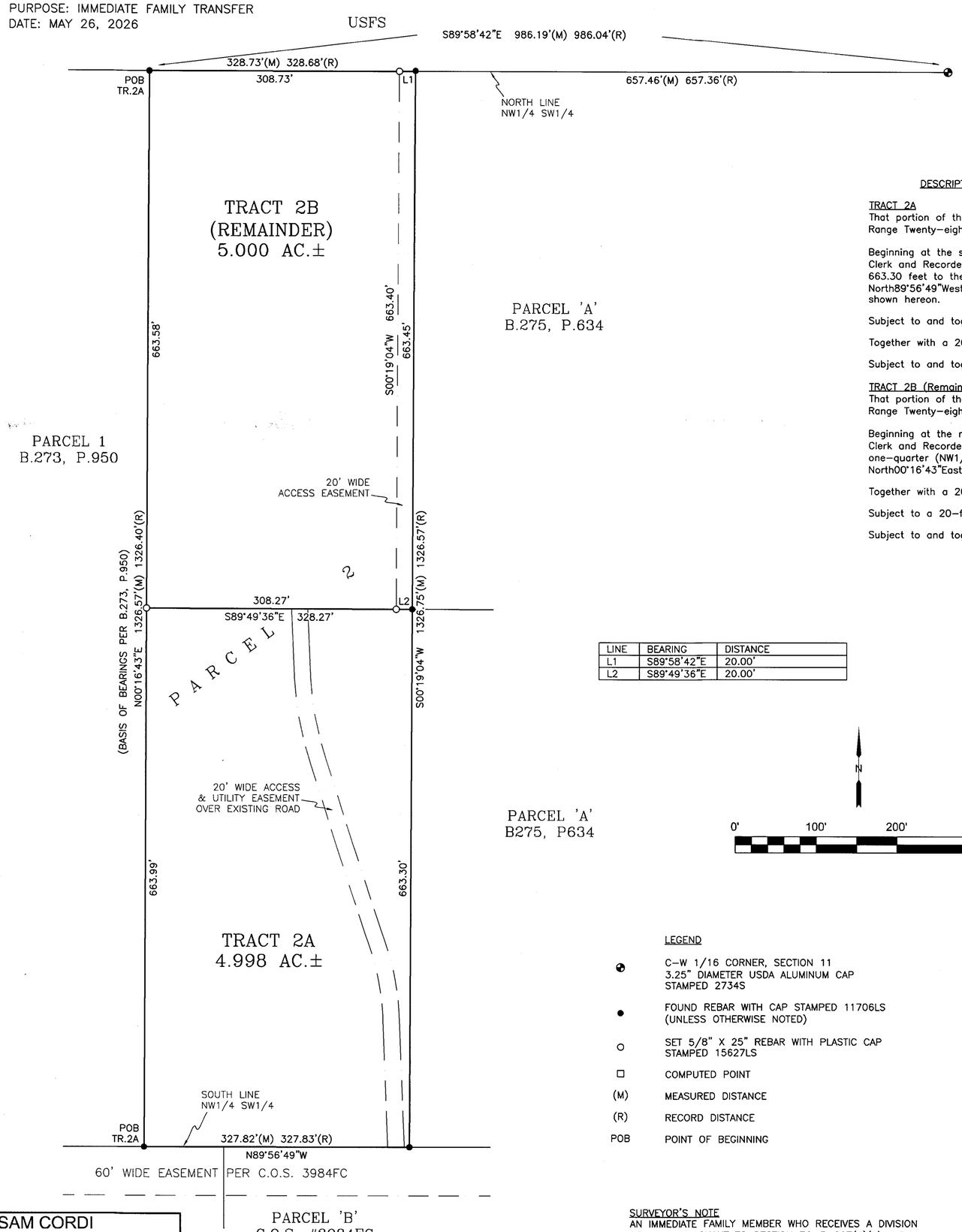
OWNER: THOMAS MICHAEL BRAKE
PURPOSE: IMMEDIATE FAMILY TRANSFER
DATE: MAY 26, 2026

# CERTIFICATE OF SURVEY

## NW1/4 SW1/4, SEC. 11, T37N, R28W, P.M.,M., LINCOLN COUNTY, MONTANA




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S89°58'42"E | 20.00' |
| L2 | S89°49'36"E | 20.00' |

LEGEND

- C–W 1/16 CORNER, SECTION 11 3.25" DIAMETER USDA ALUMINUM CAP STAMPED 2734S
- FOUND REBAR WITH CAP STAMPED 11706LS (UNLESS OTHERWISE NOTED)
- SET 5/8" X 25" REBAR WITH PLASTIC CAP STAMPED 15627LS
- COMPUTED POINT
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- POB POINT OF BEGINNING

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


DESCRIPTIONS

TRACT 2A
That portion of the Northwest one–quarter of the Southwest one–quarter (NW1/4 SW1/4) of Section Eleven (11), Township Thirty–seven North (T37N), Range Twenty–eight West (R28W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the southwesterly corner of Parcel Two (2) of Deed Exhibit Book 273, Page 950, according to the map thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana; thence North00°16'43"East 663.99 feet; thence South89°49'36"East 328.27 feet; thence South00°19'04"West 663.30 feet to the south line of the Northwest one–quarter of the Southwest one–quarter (NW1/4 SW1/4) of said Section Eleven (11); thence North89°56'49"West 327.82 feet along said south line to the point of beginning and containing 4.998 acres of land, gross measure, more or less. All as shown hereon.

Subject to and together with a 20–foot wide access and utility easement as shown hereon.

Together with a 20–foot wide access easement across Tract 2B of this survey as shown hereon.

Subject to and together with all appurtenant easements of record.

TRACT 2B (Remainder)
That portion of the Northwest one–quarter of the Southwest one–quarter (NW1/4 SW1/4) of Section Eleven (11), Township Thirty–seven North (T37N), Range Twenty–eight West (R28W), Principal Meridian, Montana, Lincoln County, Montana, more particularly described as follows:

Beginning at the northwesterly corner of Parcel Two (2) of Deed Exhibit Book 273, Page 950, according to the map thereof on file at the office of the Clerk and Recorder of Lincoln County, Montana; thence South89°58'42"East 328.73 feet along the north line of the Northwest one–quarter of the Southwest one–quarter (NW1/4 SW1/4) of said Section Eleven (11); thence South00°19'04"West 663.45 feet; thence North89°49'36"West 328.27 feet; thence North00°16'43"East 662.58 feet to the point of beginning and containing 5.000 acres of land, gross measure, more or less. All as shown hereon.

Together with a 20–foot wide access and utility easement across Tract 2A of this survey as shown hereon.

Subject to a 20–foot wide access easement for the benefit of Tract 2A of this survey as shown hereon.

Subject to and together with all appurtenant easements of record.

OWNER'S CERTIFICATION

I, Thomas Michael Brake, Grantor of record, hereby certify that the purpose of this survey and division of land is to transfer Parcel/Tract 2A, being 4.998 acres, as shown hereon, to my son Caleb James Forest Brake, and that this is the first and single gift or sale in this county to this member of my immediate family and the owner of record certification of compliance pursant to Section 76–3–207(1)(b), M.C.A. An immediate family member or the spouse of an immediate family member who receives a division of land pursuant to subsection (1)(b) or (2)(b) may not transfer or otherwise convey the division of land for a period of up to 2 years after the date of the division unless the governing body sets a period or less than 2 years pursuant to Section 76–3–207(5), M.C.A

Thomas Michael Brake

STATE OF Montana )
County of Lincoln ) SS

On this 15th day of June, 2026, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Thomas Michael Brake, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same. In witness whereof, subscribed have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Signature

Casey Mielke
Print Name

CASEY MIELKE
NOTARY PUBLIC for the
State of Montana
Residing at Eureka, Montana
My Commission Expires
August 25, 2028

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 24 day of October 2026

Brianna Cady for Sidarie Carlberg
LINCOLN COUNTY TREASURER, LIBBY, MT

LINCOLN COUNTY TREASURER SEAL STATE OF MONTANA

CERTIFICATE OF SURVEYOR

Thomas Sibson 10/23/2026
THOMAS SIBSON-REGISTRATION NO. 15627LS
EXAMINED: 27 OCT. 2026
Steven A. Boyer PLS
STEVEN A. BOYER
EXAMINING LAND SURVEYOR REG. NO. 9750LS
STATE OF MONTANA )
County of Lincoln ) SS

MONTANA THOMAS SIBSON No. 15627LS LICENSED LAND SURVEYOR

Filed on the 27 day of October
A.D. 2026 at 11:23 o' clock A. M.
Connina Brown
CLERK AND RECORDER
BY: Jessica Jonson
DEPUTY
INSTRUMENT REC. NO. 323620

CERTIFICATE OF SURVEY NO. S262 FC

DEQ 323619