



LISTING PACKAGE

325 Valley View Terrace

Kila, MT 59920

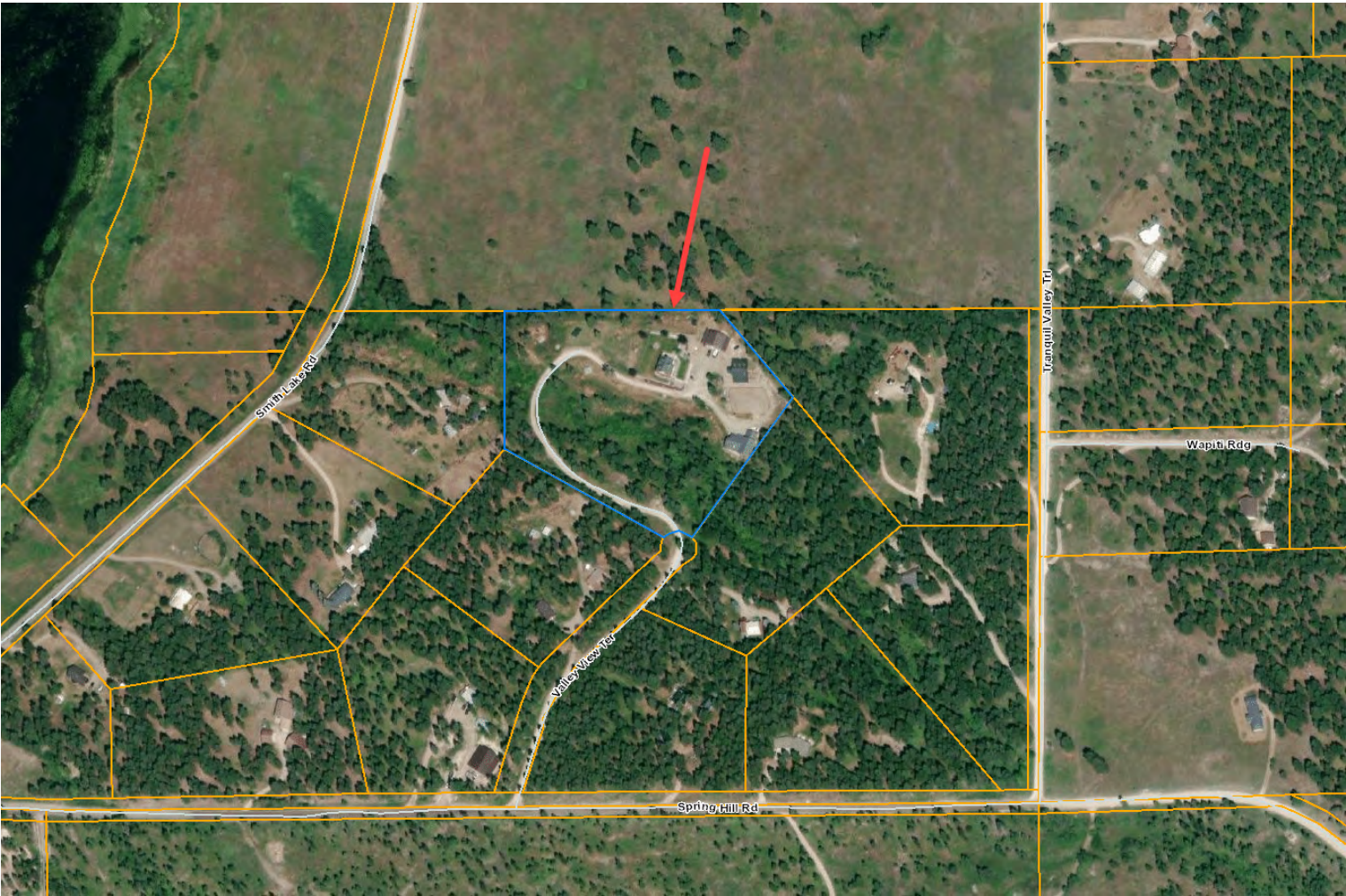
Assessor Number: 0957875

Geocode: 07383209401300000

What's Included:

Property Report Card	X
Tax Bill/Assessor Information	X
Vesting Deed	X
Open Deeds of Trust	N/A
Tract Map	X
Survey/Subdivision Map	X
CCR's	X





Property Record Card

Summary

Primary Information

Property Category: [RP](#)
Geocode: [07-3832-09-4-01-30-0000](#)
Primary Owner:
[PARSONS TROY & JENNIFER](#)
[PO BOX 760](#)
[KILA, MT 59920-0760](#)
NOTE: See the Owner tab for all owner information

Subcategory: [Residential Property](#)
Assessment Code: [0000957875](#)
PropertyAddress: [325 VALLEY VIEW TER](#)
[KILA, MT 59920](#)
COS Parcel:

Certificate of Survey:

Subdivision: [SMITH LAKE VISTA UNIT 2](#)

Legal Description:

[SMITH LAKE VISTA UNIT 2, S09, T27 N, R22 W, Lot 12](#)

Last Modified: [3/11/2023 11:47:31 AM](#)

General Property Information

Neighborhood: [207.750.0](#)
Living Units: [2](#)
Zoning:
Linked Property:

Property Type: [IMP_R - Improved Property - Rural](#)
Levy District: [07-032303-20 - AZ](#)
Ownership %: [100](#)

[No linked properties exist for this property](#)

Exemptions:

[No exemptions exist for this property](#)

Condo Ownership:

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

Property Factors

Topography:
Utilities:
Access:
Location:

Fronting:
Parking Type:
Parking Quantity:
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
Farmsite	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	7.670	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/25/2017			8/25/2017	201700020862	Warranty Deed

Owners

Party #1

Default Information: [PARSONS TROY & JENNIFER](#)
[PO BOX 760](#)

Ownership %: 100

Primary Owner: "Yes"

Interest Type: [Fee Simple](#)

Last Modified: [4/30/2019 8:48:49 AM](#)

Other Names

Other Addresses

Name

Type

Appraisals**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2022	76978	569170	646148	COST
2021	76978	569170	646148	COST
2020	67918	505980	573898	COST

Market Land

Market Land Item #1

Method: [Acre](#)**Type:** [Primary Site](#)**Width:****Depth:****Square Feet:** [00](#)**Acres:** [7.67](#)

Valuation

Class Code: [2101](#)**Value:****Dwellings****Existing Dwellings**

Dwelling Type	Style	Year Built
SFR	08 - Conventional	2020
SFR	08 - Conventional	2005

Dwelling Information

Residential Type: [SFR](#)**Style:** [08 - Conventional](#)**Year Built:** [2020](#)**Roof Material:** [5 - Metal](#)**Effective Year:** [0](#)**Roof Type:** [3 - Gable](#)**Story Height:** [2.0](#)**Attic Type:** [0](#)**Grade:** [6](#)**Exterior Walls:** [1 - Frame](#)**Class Code:** [3301](#)**Exterior Wall Finish:** [6 - Wood Siding or Sheathing](#)**Year Remodeled:** [0](#)**Degree Remodeled:**

Mobile Home Details

Manufacturer:**Serial #:****Width:** [0](#)**Model:****Length:** [0](#)

Basement Information

Foundation: [2 - Concrete](#)**Finished Area:** [0](#)**Daylight:** [Y](#)**Basement Type:** [2 - Part](#)**Quality:**

Heating/Cooling Information

Type: [Central](#)**System Type:** [5 - Forced Air](#)**Fuel Type:** [3 - Gas](#)**Heated Area:** [0](#)

Living Accomodations

Bedrooms: 4

Family Rooms: 0

Full Baths: 3

Half Baths: 1

Addl Fixtures: 5

Additional Information

Fireplaces:

Garage Capacity: 0

% Complete: 0

Stacks: 0

Openings: 0

Cost & Design: 0

Description:

Stories:

Prefab/Stove: 1

Flat Add: 0

Description:

Dwelling Amenities

View:

Access:

Area Used In Cost

Basement: 1126

First Floor: 2390

Second Floor: 1264

Additional Floors: 0

Half Story: 0

Attic: 0

Unfinished Area: 0

SFLA: 3654

Depreciation Information

CDU:

Desirability:

Physical Condition: Average (7)

Property: Good (8)

Location: Average (7)

Utility: Good (8)

Depreciation Calculation

Age: 2

Pct Good: 0.98

RCNLD: 0

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			452	0	0
	19 - Garage, Frame, Finished			576	0	0
	11 - Porch, Frame, Open			95	0	0

There are no other features for this dwelling

Dwelling Information

Residential Type: SFR

Year Built: 2005

Effective Year: 2010

Story Height: 1.0

Grade: 6

Class Code: 3301

Year Remodeled: 2020

Style: 08 - Conventional

Roof Material: 5 - Metal

Roof Type: 3 - Gable

Attic Type: 4

Exterior Walls: 1 - Frame

Exterior Wall Finish: 3 - Masonite

Degree Remodeled:

Mobile Home Details

Manufacturer:

Model:

Serial #:

Width: 0

Length: 0

Basement Information

Foundation: 2 - Concrete

Basement Type: 3 - Full

Finished Area: 1110

Quality: 3 - Typical

Daylight: Y

Heating/Cooling Information

Type: Central/AC

Fuel Type: 3 - Gas

System Type: 6 - Heat Pump

Heated Area: 2792

Living Accomodations

Bedrooms: 4

Family Rooms: 0

Full Baths: 3

Half Baths: 1

Addl Fixtures: 8

Additional Information

Fireplaces:

Garage Capacity: 0

% Complete: 0

Stacks: 0

Openings: 0

Cost & Design: 0

Description:

Stories:

Prefab/Stove: 0

Flat Add: 0

Description:

Dwelling Amenities

View:

Access:

Area Used In Cost

Basement: 1110

First Floor: 1110

Additional Floors: 0

Half Story: 0

Attic: 572

Unfinished Area: 0

Second Floor: 0**SFLA: 1682**

Depreciation Information

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

Depreciation Calculation

Age: 12 **Pct Good: 0.9** **RCNLD: 0**

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			296	0	0
	33 - Deck, Wood			313	0	0
	11 - Porch, Frame, Open			119	0	0
	33 - Deck, Wood			264	0	0
34 - Deck, Concrete				587	0	0

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential **Description:** AAD1 - Horse Barn & Stable
Quantity: 1 **Year Built:** 2012 **Grade:** G
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 38 **Length:** 36 **Size/Area:** 1368
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #2

Type: Residential **Description:** AAL2 - Lean-to, 1 story, metal frame
Quantity: 2 **Year Built:** 2012 **Grade:** G
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 11 **Length:** 36 **Size/Area:** 396
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #3

Type: Residential **Description:** RRT7 - Deck, covered patio
Quantity: 1 **Year Built:** 2012 **Grade:** G
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 12 **Length:** 12 **Size/Area:** 144
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #4

Type: Residential **Description:** RRG1 - Garage, frame, detached, finished
Quantity: 1 **Year Built:** 2020 **Grade:** 5
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 40 **Length:** 40 **Size/Area:** 1600
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #5

Type: Residential	Description: AAL1 - Lean-to, 1 story, pole frame	
Quantity: 2	Year Built: 2020	Grade: A
Condition:	Functional:	Class Code: 3301
Dimensions		
Width/Diameter: 12	Length: 40	Size/Area: 480
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #6

Type: Residential	Description: AAP4 - Pole Frame Bldg, 1 side open, wood	
Quantity: 2	Year Built: 2002	Grade: A
Condition:	Functional:	Class Code: 3301
Dimensions		
Width/Diameter: 16	Length: 12	Size/Area: 192
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



Parcel Information Report

Area of Interest (AOI) Information

Mar 20 2023 10:04:06 Mountain Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
Ownership	1	N/A	N/A
Property Identifiers	1	N/A	N/A
Property Address	0	N/A	N/A
Legislative Districts	1	N/A	N/A
Commissioner District	1	N/A	N/A
100 Year Flood Plain	0	N/A	N/A
500 Year Flood Plain	0	N/A	N/A
County Zoning	0	N/A	N/A
Neighborhood Plan	0	N/A	N/A

Ownership

#	Owner Type	Owner	Mailing Address	Area(ft²)
1	Owner	PARSONS, TROY & JENNIFER	PO BOX 760 KILA MT 59920	N/A

Property Identifiers

#	Tract ID	Assessor Number	Geocode	Area(ft²)
1	2722X09-SL2-12	0957875	07383209401300000	N/A

Legislative Districts

#	Precinct	House District	Senate District	Area(ft²)
1	15	11	6	N/A

Commissioner District

#	District Number	District Representative	Area(ft²)
1	3	Randy Brodehl	N/A

Options

Inquiry

Overview

Unpaid Taxes

Pay Taxes

Tax History

Tax Bill

Disclaimer

Email:

Email Overview Rpt

Active Header

Year: 22

Assessor: 0957875

SD: 20

Names :

1M PARSONS, TROY & JENNIFER

Addresses:

Mailing Address

PO BOX 760

KILA MT 59920

Physical Address

325 VALLEY VIEW TER

KILA MT 59920

Legal Descriptions

Record #01 Sec:09 Twp:27 Rng:22 Lot:12 Subdiv Cd:SL2

Description:SMITH LAKE VISTA UNIT 2

Acres: 7.67

Value record(s) for year 2022

	Catcd	Description	Acres	Value	TaxableVal	Geocode
1 AZ	21010	TRACT LAND	7.67	76978	1039.00	07383209401300000
1 AZ	33010	IMPS ON RURA	0.00	569170	7684.00	07383209401300000

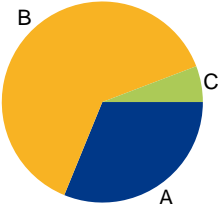


FLATHEAD COUNTY
2022 REAL ESTATE TAX BILL
Adele Krantz, Treasurer
290 A North Main Kalispell MT 59901
(406) 758-5680
https://flathead.mt.gov/property_tax

ASSESSOR NUMBER: 0957875
TAX BILL NUMBER: 202222712
SCHOOL DISTRICT: 20
GEOCODE 07383209401300000
Property Location:
325 VALLEY VIEW TER
KILA MT 59920
Property Description:
Sn Tn Rn Property Description
09 27 22 SMITH LAKE VISTA UNIT 2
Parties with ownership interests as of 1/1/22:
Owner of Record.....PARSONS, TROY & JENNIFER

Lot 12 Block

41500*112**G50**0.584**1/2*****AUTO5-DIGIT 59923
TROY & JENNIFER PARSONS
PO BOX 760
KILA MT 59920-0760



Property Type	Taxable Market Value	Taxable Value	Description	Percentage	Amount
Real Estate	76,978	1,039.00	A County	31.18%	1435.05
Buildings	569,170	7,684.00	B Education	63.03%	2900.84
Totals	646,148	8,723.00	C Other	5.79%	266.66

SUMMARY OF TAXES, LEVIES & FEES					
COUNTY	.056400	491.96	COUNTY LIBRARY	.005790	50.51
SHERIFF	.037700	328.86	CO PERM MED LEVY	.012230	106.68
NOXIOUS WEEDS	.001570	13.70	COUNTYWIDE MOSQUITO	.000910	7.94
911 GENER OBLIG BOND	.001350	11.78	PERM SRS LEVY	.000670	5.84
ROAD	.022030	192.17	COUNTY PLANNING	.001220	10.64
BOARD OF HEALTH	.003990	34.80	FECC SPECIAL DIST	.011400	99.44
COUNTY LANDFILL		80.73			
SUB-TOTAL - Taxes For County Functions...				.155260	1435.05
STATE - UNIVERSITY	.006000	52.34	GENERAL SCHOOLS	.100940	880.50
STATE - SCHOOL AID	.040000	348.92	FLAT VAL COM COLLEGE	.013050	113.84
FLATHEAD HIGH SCHOOL	.087120	759.95	KILA ELEMENTARY 20	.080680	703.77
FVCC PERMIS MED LEVY	.004760	41.52			
SUB-TOTAL - Taxes For Education.....				.332550	2900.84
SOIL & WATER CONSERV	.001540	13.43	SMITH VALLEY FIRE	.014530	126.75
SMITH VLY FIRE BOND	.009290	81.03	STATE FORESTER		45.45
SUB-TOTAL - Other Taxes And Fees.....				.025360	266.66
Total Mills Levied					0.513170

TOTAL TAXES AND FEES . . . 4602.55
1st Installment due 11/30/22 = 2,301.30
2nd Installment due 05/31/23 = 2,301.25

Tax paid receipts will be mailed only if a self-addressed stamped envelope is enclosed.
To pay or view taxes online, go to https://flathead.mt.gov/property_tax.
A 3% fee will be charged on all credit/debit card payments. Currently, there is no fee to pay by e-check (subject to change).
Payments made after 5:00 pm or postmarked after the due date must include 2% penalty & monthly interest of 5/6 of 1% (0.008333).
Flathead County no longer accepts checks drawn on Canadian Banks

Return this stub with payment. Payment must be hand delivered, paid online, or postmarked by 5:00 pm on: 05/31/23

Make checks payable to **FLATHEAD COUNTY TREASURER**
Please include your tax bill number on your check
Pay by e-check, credit/debit card online at https://flathead.mt.gov/property_tax

ASSESSOR NUMBER: 0957875
TAXBILL NUMBER: 202222712
SCHOOL DISTRICT: 20

DO NOT PAY THIS IF IT IS INCLUDED IN YOUR MORTGAGE PAYMENT

TAX 2,301.25

If your address has changed, please make corrections below:

TROY & JENNIFER PARSONS
PO BOX 760
KILA MT 59920

FLATHEAD COUNTY TREASURER
Adele Krantz
290 A North Main
Kalispell, MT 59901

No additional notice will be sent for this installment.

2nd 2022 REAL ESTATE



Return this stub with payment. Payment must be hand delivered, paid online, or postmarked by 5:00 pm on: 11/30/22

Make checks payable to **FLATHEAD COUNTY TREASURER**
Please include your tax bill number on your check
Pay by e-check, credit/debit card online at https://flathead.mt.gov/property_tax

ASSESSOR NUMBER: 0957875
TAXBILL NUMBER: 202222712
SCHOOL DISTRICT: 20

DO NOT PAY THIS IF IT IS INCLUDED IN YOUR MORTGAGE PAYMENT

TAX 2,301.30

If your address has changed, please make corrections below:

TROY & JENNIFER PARSONS
PO BOX 760
KILA MT 59920

FLATHEAD COUNTY TREASURER
Adele Krantz
290 A North Main
Kalispell, MT 59901

1st 2022 REAL ESTATE



Return To and Taxes:
Troy Parsons and Jennifer Parsons
45040 SE 136th St
North Bend, WA 98045

ATEC Order No.: 359148

WARRANTY DEED

For Value Received

Mont D. Peters and Amanda N. Peters, husband and wife, as joint tenants

The grantor(s), do(es) hereby grant, bargain, sell and convey unto

Troy Parsons and Jennifer Parsons, as joint tenants with right of
Survivorship
Whose current address is 45040 SE 136th St, North Bend, WA 98045

The grantee(s), the following described premises, in Flathead County, Montana, TO
WIT:

Lot12 of Smith Lake Vista, Unit No. 2, according to the map or plat thereof on file and of
record in the office of the Clerk and recorder of Flathead County, Montana.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the
said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to
and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said
premises; that they are free from all encumbrances Except: Current Year Taxes,
conditions, covenants, restrictions, reservations, easements, rights and rights of way of
record.

And that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: August 24, 2017

Mont D. Peters

Mont D. Peters

Amanda N. Peters

Amanda N. Peters

State of MT } ss
County of Flathead }

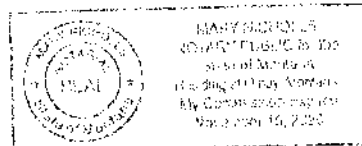
On this 25 day of August, 2017, before me, Mary Nicholls, a Notary
Public in and for said state, personally appeared Mont D. Peters and Amanda N. Peters,
known or identified to me to be the person(s) whose name(s) is/are subscribed to the
within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the
day and year in this certificate first above written.

Mary Nicholls

Notary Public for the State of MT

Residing at: Olney

Commission Expires: 11-15-2020



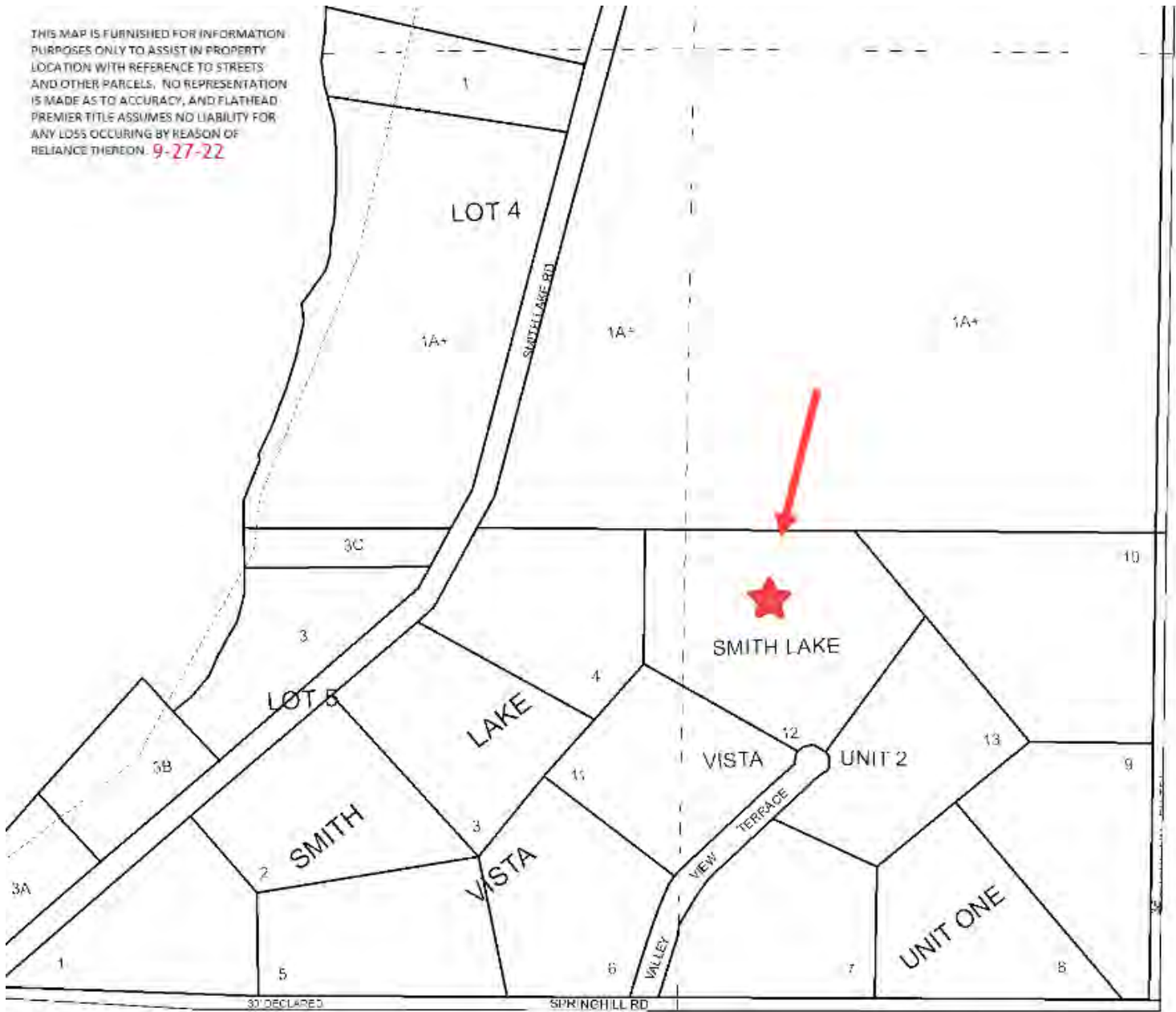
0957875 LF Approved 8/25/17

9 27 22

The map shows a section of Smith Lake on the left. Along the shoreline, there are several lots labeled LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, and LOT 6. LOT 6 is highlighted with a red arrow. To the right of the lake, there is a road labeled 'VISTA' and 'UNIT ONE'. The map also shows a road labeled 'SMITH LAKE' and 'VISTA'.

6-22-11

THIS MAP IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY, AND FLATHEAD PREMIER TITLE ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON. 9-27-22

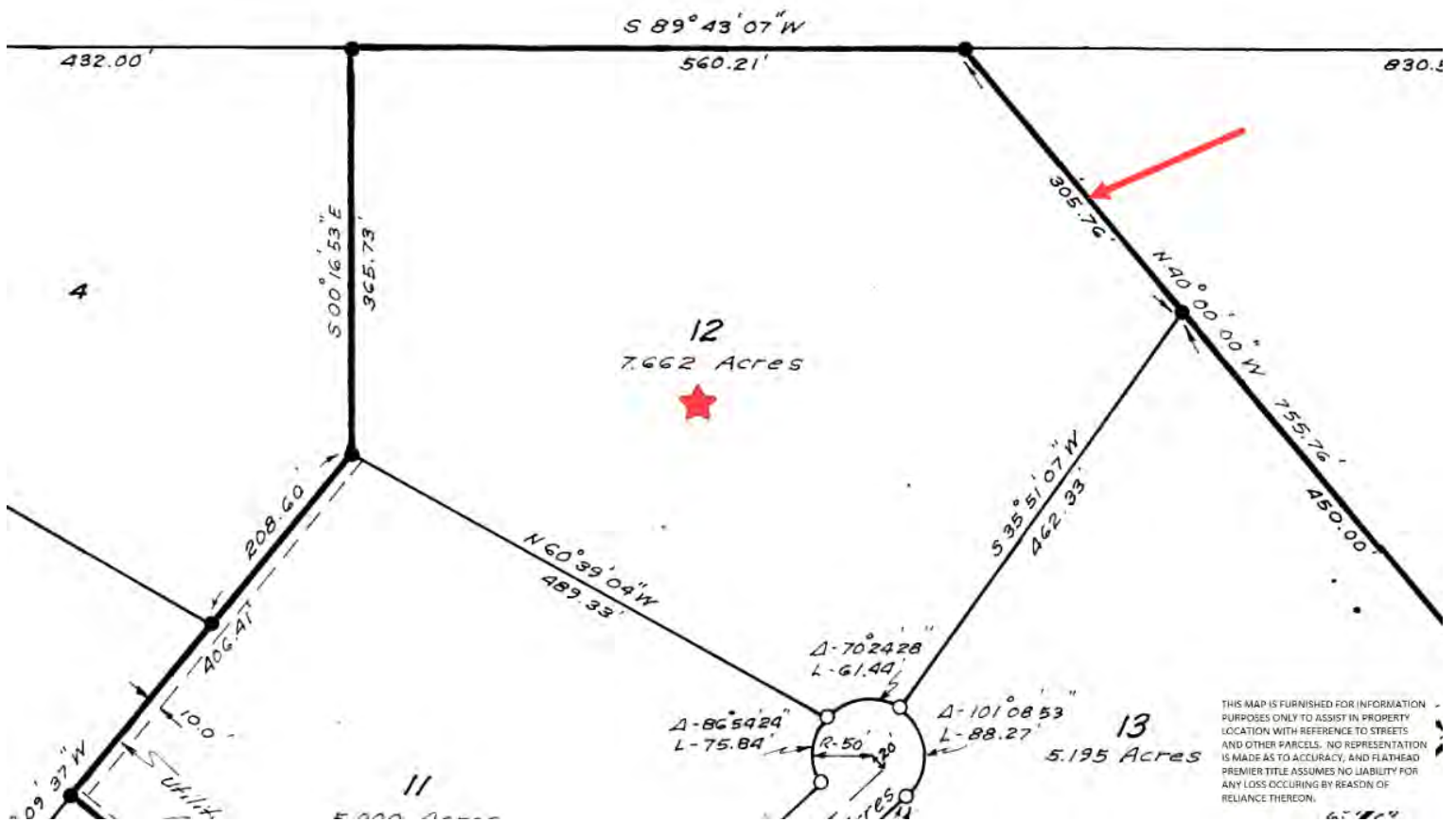


3-5-12



THIS MAP IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY, AND FLATHEAD PREMIER TITLE ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

[illegible]



MISC.

100-100-309

RESTRICTIVE COVENANTS OF SMITH LAKE VISTA

THIS DECLARATION is made this 1st day of November 1973, by DEAN K. MARQUARDT and LORRAINE B. MARQUARDT, husband and wife; THOMAS LEE EVANS and ELEANOR A. EVANS, husband and wife; W. DAN MELLEM and DAWN MELLEM, husband and wife; and ERIC TEITTINEN and BARBARA JOANNE TEITTINEN, husband and wife, all of Kalispell, Montana, hereinafter called "Declarants" for the benefit of those certain persons, hereinafter called "Owners", who have acquired or who shall hereinafter acquire the ownership of lots, parcels or portions of real property, located in Flathead County, Montana, which is generally declared as Smith Lake Vista.

WITNESSETH:

WHEREAS, Declarants have developed, subdivided and improved that certain tract of real property near Kila, Montana, which is particularly described as:

Those portions of the Southeast 1/4 Southeast 1/4 and Lot 5, Section 9, Township 27 North, Range 22 West, Flathead County, Montana described as a whole as follows:

Commencing at the Southeast corner of Section 9; then along the East line of Section 9 North 0° 04' 05" East 30.00 feet; then South 89° 43' 07" West 30.00 feet to the Point of Beginning; then North 0° 04' 05" East 1293.45 feet; then South 89° 43' 07" West 1822.75 feet to the Southeast-erly line of a County Road; then along the Southeasterly line South 27° 39' 15" West 116.27 feet; South 30° 24' 09" West 54.35 feet; South 39° 54' 09" West 88.36 feet and South 47° 49' 44" West 1580.09 feet to its intersection with the Northerly line of a County Road; then along the Northerly line South 87° 53' 44" East 514.78 feet and North 89° 43' 07" East 2616.02 feet to the Point of Beginning, containing 72.452 acres of land.

the same being real property plotted as SMITH LAKE VISTA, a subdivision of Flathead County, Montana.

NOW THEREFORE, Declarants hereby declare that the real property described is and shall be held, transferred, sold and conveyed subject to the conditions, restrictions, covenants and reservations hereinafter set forth:

- 1) No more than one single family residence will be placed on each tract.

MISC.

BOOK 562 PAGE 310

- 2) No lot shall be used except for residential purposes.
- 3) Parcels will not be subdivided into parcels of less than five acres.
- 4) No unlicensed vehicles shall at any time be parked or allowed to remain on any lot or along roads adjacent to the subdivision.
- 5) No commercial animal husbandry will be allowed on any lot.
- 6) No commercial cutting of timber will be allowed.
- 7) Mobile homes on any lot shall be skirted.
- 8) Existing drainage courses located within the subdivision shall not be altered by any excavation or structures.

TERM. The Conditions of this Declaration shall be binding for a term of fifteen (15) years from the date of this Declaration, after which time the Declaration shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the new owners of fifty (50) percent of the tracts involved herein has been recorded agreeing to change this Declaration in whole or in part. Alterations or additions may be made to this Declaration by the subdivider as long as he owns forty (40) percent or more of the tracts, providing no less than sixty (60) percent of the new owners of the other tracts agree thereto.

ENFORCEMENT. The Declarant, and every person hereinafter receiving any right, title or interest in any tract in said Smith Lake Vista shall have the right to prevent or stop violation of any of the said restrictions by injunction or other lawful procedure, in law or in equity, against the person or persons violating or threatening to violate these restrictive covenants. Any person who shall prosecute an action successfully may recover any damages resulting from such violation, and it is expressly understood by any person purchasing this property that if an action is successfully brought against him for violation of these covenants that a reasonable attorney's fee shall be assessed against him in addition to any other damages.

SEVERABILITY. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which

MISC.

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shall remain in full force and effect.

Dated this 1st. day of November, 197 3.

W. Dan McEllean

Dean A. Margwaldt

Dawn McEllean

Euc. Tittmon

Rennie B. Margwaldt

Carlson Yvonne Tittmon

Thomas Lee Evans

Gleanor G. Evans
Declarants

Subscribed and sworn to before me this 1st. day of November
19 73.



Elizabeth L. Burton
Notary Public for the State of Montana
Residing at Kalispell, Montana.
My Commission expires 8-23-75.

STATE OF MONTANA } SE
County of Flathead

Filed for record at the request of Dean Margwaldt
this 3 day of Dec 19 73 at 2⁰¹ o'clock P M and recorded in
VOL. 562 PAGE 309 Records of Flathead County, State of Montana.
Fee \$ 6.00

RECEPTION NO. 13,706 Madeline J. Jankowski
FLATHEAD COUNTY CLERK AND RECORDER

RETURN TO Let M. Jankowski Deputy

On this the 21 day of August 1978, we the undersigned landowners of Smith Lake Vista, do hereby grant to Henry F. Cichowski, Betty F. Cichowski, and their heirs a variance to restrictive covenants of Smith Lake Vista Book No. 562, pages 309, 310, and 311, as recorded in Flathead County, granting them permission to breed and raise horses commercially on Tract #4 of Smith Lake Vista. The total number of horses will not exceed 8 at any one time. This variance is non-transferrable and applies only to the Cichowski family for as long as they own Tract #4. This applies only to the commercial breeding & raising of horses and implies no other variations or alterations of any other covenants on their tract. This variance does not affect or change any covenants on any other tract.

This variance can not be changed or altered in any way without the mutual consent of both the homeowner's association of Smith Lake Vista and Henry and Betty Cichowski and/or their heirs.

Elizabeth Boshuizen

Virginia Wilber

Margaret Sargent
Edward Sargent

Bobby L. Marshall

Sherine A. Marshall

Kenneth M. Sims

Louise Sims

Mike Howell

Anne Howell

James A. Nelson

Debra L. Nelson

Randall L. Kjos

Paul K. Lodoen

Alvina Lodoen

Cheryl Jackson

Thomas W. Jackson

STATE OF MONTANA
COUNTY OF FLATHEAD

On this 21st day of August 1978, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared Edward Sargent, Margaret Sargent, Elizabeth

Boshuizen, Virginia Wilber, Bobby L. Marshall, Sherine A. Marshall,

Kenneth M. Sims, Louise Sims, Mike Howell, Anne Howell, James A.

Nelson, Debra Nelson, Randall L. Kjos, Paul K. Lodoen, Alvina Lodoen,

Cheryl Jackson, Thomas W. Jackson known to me to be the persons whose names subscribed to the within 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.



Witness:
Henry Cichowski
Rosa, Mt.

Henry F. Cichowski
Notary Public for the State of Montana
Residing at Calgary
My Commission expires 7-7-81

STATE OF MONTANA,
County of Flathead

Filed for record at the request of Lodoen
this 29th day of August 19 78 at 10:30 o'clock A M and recorded in VOL. 648

PAGE 801 Records of Flathead County, State of Montana.

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Ernest L. Smith
Flathead County Clerk and Recorder
Ernest L. Smith
Deputy