



**400 N Park Ave., Helena, MT 59601
Phone (406)443-4422, Fax (406)442-5828**

Prepared Exclusively for:

**James Duncan
Po Box 2333
Livingston, MT 59047**

Date: **September 11, 2024**

Property Profile No.: **1089076**

Last Grantee of Record: **Ryan Kinports and Lauren Ovca**

Property Address (if of record): **6325 Threemile Road, Helena, MT 59602**

Brief Legal Description: **The Utah Lode Mining Claim, M.S. No. 9984, located in the NW1/4 of Section 24, and in the NE1/4 of Section 23, Township 11 North, Range 5 West, P.M.M., Lewis and Clark County, Montana, as shown on Certificate of Survey filed under Document No. 3161945.**

Attachments:

- X Last Conveyance Deed
- X Tax Information
- Deed(s) of Trust or Mortgage(s)
- Section Map
- Subdivision Plat Map
- X Certificate of Survey
- CC&R's

Flying S Title and Escrow of Montana, Inc. appreciates your business. If we can be of further assistance please contact, **Willie Anderson** at **(406)443-4422**.

This information is furnished in conformance with the rules established by the Montana Commissioner of Securities and Insurance. A detailed examination of title may disclose additional liens and encumbrances not noted herein. Accordingly, it is not intended that this property profile be relied upon as a title report. Flying S Title and Escrow of Montana, Inc. is not responsible for any errors or omissions in the information provided.