

# STATE OF MONTANA DEPARTMENT OF TRANSPORTATION

(hereinafter referred to as State, Department, Grantee, and/or MDT)

## RIGHT-OF-WAY AGREEMENT

ROWFORMS\ACQ\200 (Revised 2-8-2013)

PE PROJECT ID: STPP 20-2(29)53

Sidney to Fairview  
 DESIGNATION

R/W PROJECT ID: NH 20-2(39) 53

Richland  
 COUNTY

UNIFORM PROJECT No.: 7950-039-000

Parcel	From Station	To Station	Subdivision	Section	Township	Range
2	30+00±RT	58+08±RT	SW¼NE¼ NW¼NE¼ NE¼NE¼	28	T23N	R59E

List Names & Addresses of the Grantors  
 (Contract Purchaser, Contract Seller, Lessee, etc.)

OWNER:  
 Eastern Montana Experiment Station  
 1501 N Central Ave  
 Sidney, MT 59270-4204  
 (406) 433-2208

1. In consideration of the payments herein set forth and the specific agreements to be performed by the parties hereto and written in this agreement, the parties bind themselves to the terms and conditions stated herein. No verbal representations or agreements shall be binding upon either party. Grantor certifies that any encumbrances on the property are shown on this agreement. This agreement is effective upon execution by the Acquisition Manager or a designated representative, and possession of the property is granted to the Department when it sends the payment(s) agreed to below. Grantors contract that they will, on Department's request, execute a deed and/or easement required by Department for all real property agreed to be conveyed by this agreement.
  
2. COMPENSATION FOR LAND AND IMPROVEMENTS (List acreage and improvements to be acquired.)
 

0.28 Acres (by deed)	\$4,900
0.10 Acres easement (for USBOR)	\$1,663
0.01 Acre PTW (by deed)	\$9
  
3. OTHER COMPENSATION:
 

Cost to Cure: Cost to relocate ditch pad	\$8,000
5% Administration and Oversight fee for Cost of Cure	\$400
Access Control	\$500
Rounding	\$28
  
4. TOTAL COMPENSATION (includes all damages to the remainder): **\$15,500.**
  
5. IT IS UNDERSTOOD AND AGREED THE STATE SHALL MAKE PAYMENT AS FOLLOWS: A warrant in the amount of **\$15,500** to be made payable to **Eastern Montana Experiment Station at 1501 N Central Ave, Sidney, MT 59270-4204.**
  
6. It is understood and agreed that Grantor conveys all rights of ingress and egress, including future or potential easements of access, except Grantor reserves the right of reasonable access to and from Grantor's adjacent property. The amount being paid to Grantor herein is not based upon the loss of any property right, but is a settlement for the imposition of access control.

(Continued from Previous Page)

7. Permission is hereby granted the State to enter upon the Grantor's land, where necessary and for the purpose described as follows:

A. Station 51+40 Build Farm/Field Approach RT SOP

It is understood and agreed by the parties hereto that the location of these approaches are subject to adjustment at the time of construction to achieve the best physical location for said approaches. Adjustments exceeding 15' from the specified location requires concurrence of the Grantors.

Grantor shall maintain, at their sole expense, all approaches identified in this agreement. Grantor further agrees to conduct maintenance activities in a prudent manner providing for the safe and continued operation of thru traffic on the highway. Physical changes in size or location or the change in use of these approaches cannot be made without first obtaining an approved approach permit from the Montana Department of Transportation.

All drainage facilities within the existing right-of-way/easement associated with these approaches, i.e., approach culverts, drainage ditches, will be maintained by MDT. MDT will not maintain any drainage facilities installed solely for the perpetuation of private irrigation waters.

8. It is understood and agreed by and between the parties hereto that included in the amount payable under "Other Compensation" herein is payment in full to compensate the Grantors for the expense of performing the following work: Relocate ditch pad.

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THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON THE DATES SHOWN:

**Grantor's Statement:** We understand that we are required by law to provide our correct taxpayer identification number(s) to the Montana Department of Transportation and that failing to comply may subject us to civil and criminal penalties. We agree to provide our **correct** taxpayer identification number(s) by submitting a completed and signed W-9 or W-8 form. We further agree and authorize MDT to process the payments outlined in this agreement by withholding a percentage of the payments as required by the IRS if we fail to submit the W-9 or W-8 forms within 30 days of signing this agreement.

Signature: \_\_\_\_\_

RECOMMENDED FOR APPROVAL: \_\_\_\_\_

\_\_\_\_\_ ) FOR AND ON BEHALF OF DEPARTMENT:

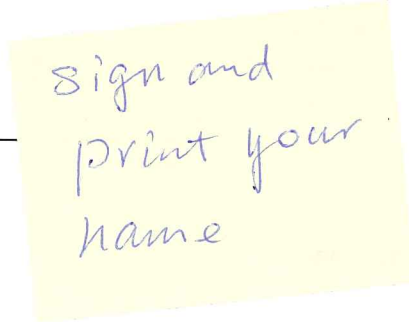
Robert Larson, Right-of-Way Agent (Date)

NSOP items approved, if applicable (Date)

Consultant Project or R/W Manager, if applicable (Date)

R/W Supervisor (Date)

Acquisition Manager (Date)



ROWFORMSVACQ\201

MONTANA DEPARTMENT OF TRANSPORTATION  
Right-of-Way Bureau  
**WRITTEN OFFER TO PURCHASE &  
SUMMARY STATEMENT OF AMOUNT ESTABLISHED AS JUST COMPENSATION**

1/12/2015

Eastern Montana Experiment Station  
1501 N Central Ave  
Sidney, MT 59720-4204

Subject: Project ID.: NH 20-2(39)53  
Project No.: 7950-039-000  
Designation: Sidney to Fairview  
Parcel No.: 2

The Montana Department of Transportation (MDT) is acquiring property for the construction of Highway 200 in Richland County. Public records indicate you have an ownership interest in property needed for said construction.

On behalf of MDT, I am authorized to offer you \$15,500 as full compensation for the purchase of your property as described on the attached summary statement. Said amount is compensation for the land and improvements, if any, necessary for the project and includes compensation for any damages to your adjacent remaining property.

The above offer is based on the current fair market value appraisal of your property considering any effect the proposed highway will have on your property. The above offer has been determined by a qualified appraiser to be the full, just compensation for the property being acquired from you.

In the case of separately held interest in the real property, such as a leasehold interest, the determination of just compensation includes an apportionment of the total just compensation for each of those interests.

You will not be required to surrender possession of your property until the State has made available to you the full amount of this written offer. Arrangements may be made if you desire to surrender possession of your property before receiving this payment.

Sincerely,



Robert Larson, Right-of-Way Specialist  
Field R/W Section – Glendive District

Attachment

SUMMARY STATEMENT OF AMOUNT ESTABLISHED AS JUST COMPENSATION

I. Identification of property interests to be acquired:

A. Land: 0.29 in fee  
0.10 in easement

N/A in fee (uneconomic remainders)

Grantor's Improvements: N/A

Lessee's Improvements: N/A

B. Other:

Construction Permits

Cost to Cures

Other (Describe):

Depreciation to Remainder

Access Control

II. Statement of amount established as just compensation:

	Grantor <u>Interest</u>	Lessee <u>Interest</u>
For Land (not including uneconomic remnants) and Improvements	<u>\$6,572</u>	<u>N/A</u>
For Other Compensations	<u>\$8,928</u>	<u>\$N/A</u>
Total	<u>\$15,500</u>	<u>\$N/A</u>
For Uneconomic Remainders and Improvements	<u>\$N/A</u>	<u>\$N/A</u>
Less Const. Permits, Cost to Cures, etc. no longer needed	<u>\$N/A</u>	<u>\$N/A</u>
Total	<u>\$N/A</u>	<u>\$N/A</u>

III. The following items are located within the acquisition area but are not included in the amount established as just compensation because they are considered personal property and will be addressed under Relocation Assistance:

N/A

IV. Basis for amount established as just compensation: The amount established as just compensation is based on the Department of Transportation's review and analysis of an appraisal of the real property to be acquired, made by a qualified appraiser and reviewed by a qualified review appraiser. The appraisal contains an analysis of the following information:

- Building cost data and/or contractor's estimates
- Income data
- Sales of other property (see listing below)

V. Property sales considered in establishing just compensation include the following:

- (1) Grantor: Duane Ullman Grantee: Century Companies, Inc.  
Date of Sale: January, 2014 County: Richland  
Address or Legal Description of Property: Parcel A in the NE 1/4 of Section 28, T24N, R59E, Richland County, Montana.
- (2) Grantor: Watterson Family Trust Grantee: RKT, LLC  
Date of Sale: April 30, 2012 County: Richland  
Address or Legal Description of Property: The NE 1/4 of Section 12, T24N, R59E, Richland County, Montana.
- (3) Grantor: Watterson Family Trust Grantee: Landmark Land Company, LLC.  
Date of Sale: January 21, 2014 County: Richland  
Address or Legal Description of Property: The SE 1/4 SW 1/4 N 1/4 SE 1/4 SW 1/4 SE 1/4 of Section 12, T24N, R59E, Richland County, Montana.

Montana Department of Transportation  
Right-of-Way Bureau  
PO Box 201001  
Helena, MT 59620-1001

ROWForms\Pln\520

Revised 11/06/09

**State of Montana  
Department of Transportation**

Right-of-Way Bureau  
2701 Prospect Avenue  
PO Box 201001  
Helena, MT 59620-1001

R/W ID.: NH 20-2(39)53  
Designation: Sidney to Fairview  
Project No.: 7950-039-000

Parcel No.: 2

County: Richland

**Bargain and Sale Deed**

**This Deed**, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, **witnesses that,**

Eastern Montana Experiment Station  
1501 N. Central Avenue  
Sidney, MT 59270-4204

does hereby **grant, bargain, sell and convey** to the **Montana Department of Transportation** the following-described real property:

Parcel No. 2 on Montana Department of Transportation Project NH 20-2(39)53, as shown on the Right-of-Way plan for said project recorded in the office of the County Clerk and Recorder of Richland County, Montana. Said parcel is also described as a tract of land in the N½NE¼ of Section 28, Township 23 North, Range 59 East, P.M.,M., Richland County, Montana, as shown by the shaded area on the plat, consisting of 1 sheet, attached hereto and made a part hereof, containing an area of 0.29 acre, more or less, including 0.01 acre, which constitute a part of an existing public roadway.

ALSO, the Grantor hereby conveys to the Montana Department of Transportation all rights of ingress and egress over and across the limited access control line shown on said attached plat.

Grantor reserves the right of reasonable access to and from the adjacent property of the Grantor.

It is expressly intended and agreed that these covenants, burdens, and restrictions shall run with the land and shall forever bind the Grantor, its successors and assigns.

Deed Reference: A 63/67

ROW:P2 B&S

*Need to  
notarize  
this*

Bargain and Sale Deed  
R/W ID.: NH 20-2(39)53  
Designation: Sidney to Fairview

Parcel No.: 2

Excepting and reserving to Grantor(s), however, all gas, oil and minerals beneath the surface of the above-described and conveyed premises, together with the right to extract the same, provided that in the exercise of such right, the surface thereof shall not be disturbed, interfered with or damaged. This exception and reservation does not include sand, gravel and other road building materials, which are conveyed by this Deed.

Further excepting and reserving unto the Grantor(s), its successors and assigns, all water, water rights, ditches, canals, irrigation systems, existing or as relocated, if any, including but not limited to, water stock or shares, bonds, certificates, contracts and any and all other indicia of water, water right and ditch ownership, or any interest therein appurtenant to the land described therein, save and except groundwater for the use, benefit and purposes of the Grantee(s).

To have and to hold the above-described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the Montana Department of Transportation, and to its successors and assigns forever.

This Deed was executed on the date of its last acknowledgment.

\_\_\_\_\_  
(Signature) as \_\_\_\_\_ of \_\_\_\_\_  
(Type of Authority) (Name)

\_\_\_\_\_  
(Signature) as \_\_\_\_\_ of \_\_\_\_\_  
(Type of Authority) (Name)

\_\_\_\_\_  
(Signature) as \_\_\_\_\_ of \_\_\_\_\_  
(Type of Authority) (Name)

\_\_\_\_\_  
(Signature) as \_\_\_\_\_ of \_\_\_\_\_  
(Type of Authority) (Name of Entity)

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

*sign & print your name*

This instrument was acknowledged before me on \_\_\_\_\_  
(date)

by \_\_\_\_\_  
(name of person(s))

as \_\_\_\_\_  
(type of authority, e.g., president, trustee, member, partner, etc.)

of \_\_\_\_\_  
(name of entity on behalf of whom instrument was executed)

\_\_\_\_\_  
Notary Signature Line

\_\_\_\_\_  
Notary Printed Name

Notary Public for State of \_\_\_\_\_

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_ / \_\_\_\_\_ / 20\_\_

(Seal)

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instr \_\_\_\_\_ e on \_\_\_\_\_  
(date)

by \_\_\_\_\_  
(name of person(s))

as \_\_\_\_\_  
(type of authority, e.g., president, trustee, member, partner, etc.)

of \_\_\_\_\_  
(name of entity on behalf of whom instrument was executed)

*Seal & Notarize*

\_\_\_\_\_  
Notary Signature Line

\_\_\_\_\_  
Notary Printed Name

Notary Public for State of \_\_\_\_\_

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_ / \_\_\_\_\_ / 20\_\_

Recording Information

Montana Department of Transportation  
Right-of-Way Bureau  
PO Box 201001  
Helena, MT 59620-1001

ROW\Forms\Pln\525

Revised 11/06/09

**State of Montana  
Department of Transportation**

Right-of-Way Bureau  
2701 Prospect Avenue  
PO Box 201001  
Helena, MT 59620-1001

R/W ID.: NH 20-2(39)53                      Parcel No.: 2                      County: Richland  
Designation: Sidney to Fairview  
Project No.: 7950-039-000

**EASEMENT**

This Easement made this \_\_\_\_\_ day of \_\_\_\_\_  
of the sum of ONE DOLLAR (\$1.00) and other good and valuable  
receipt of which is acknowledged, witnesses that,

*Sign &  
Notarize*

Eastern Montana Experiment Station  
1501 N. Central Avenue  
Sidney, MT 59270-4204

does hereby grant, bargain, sell and convey unto the **Montana Department of Transportation**,  
an easement for drainage purposes, located within Parcel No. 2 on Montana Department of  
Transportation Project NH 20-2(39)53, as shown on the Right-of-Way plan for said project  
recorded in the office of the Clerk and Recorder of Richland County, Montana. Said easement  
covers and embraces the following described land:

A tract of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 28, Township 23 North, Range 59 East, P.M.,M.,  
Richland County, Montana, as shown by the shaded area on the plat, consisting of 1 sheet,  
attached hereto and made a part hereof, containing an area of 0.10 acre, more or less.

Deed Reference: A 63/67

ROW:7950000:P2Ease(MDT)

Easement  
R/W ID.: NH 20-2(39)53  
Designation: Sidney to Fairview

Parcel No.: 2

TO HAVE AND TO HOLD all of the above-described property unto the **Montana Department of Transportation**, and its successors and assigns forever.

**IN WITNESS WHEREOF**

\_\_\_\_\_  
(Signature) as \_\_\_\_\_ of \_\_\_\_\_  
(Type of Authority) (Name of Entity)

\_\_\_\_\_  
(Signature) as \_\_\_\_\_ of \_\_\_\_\_  
(Type of Authority) (Name of Entity)

\_\_\_\_\_  
(Signature) as \_\_\_\_\_ of \_\_\_\_\_  
(Type of Authority) (Name of Entity)

\_\_\_\_\_  
(Signature) as \_\_\_\_\_ of \_\_\_\_\_  
(Type of Authority) (Name of Entity)

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_  
(date)

by \_\_\_\_\_  
(name of person(s))

as \_\_\_\_\_  
(type of authority, e.g.; president, trustee, member, partner, etc.)

of \_\_\_\_\_  
(name of entity on behalf of whom instrument was executed)

(Seal)

\_\_\_\_\_  
Notary Signature Line  
\_\_\_\_\_  
Notary Printed Name  
Notary Public for State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_ / \_\_\_\_\_ / 20\_\_ \_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_  
(date)

by \_\_\_\_\_  
(name of person(s))

as \_\_\_\_\_  
(type of authority, e.g.; president, trustee, member, partner, etc.)

of \_\_\_\_\_  
(name of entity on behalf of whom instrument was executed)

(Seal)

\_\_\_\_\_  
Notary Signature Line  
\_\_\_\_\_  
Notary Printed Name  
Notary Public for State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_ / \_\_\_\_\_ / 20\_\_ \_\_

Recording Information



Montana Department of Transportation  
Right-of-Way Bureau  
PO Box 201001  
Helena, MT 59620-1001

ROW\Forms\PI\525

Revised 11/06/09

**State of Montana  
Department of Transportation**

Right-of-Way Bureau  
2701 Prospect Avenue  
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R/W ID.: NH 20-2(39)53                      Parcel No.: 2                      County: Richland  
Designation: Sidney to Fairview  
Project No.: 7950-039-000

**EASEMENT**

This Easement made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, witnesses that,

Eastern Montana Experiment Station  
1501 N. Central Avenue  
Sidney, MT 59270-4204

does hereby grant, bargain, sell and convey unto

USDI Bureau of Reclamation  
P.O. Box 30137  
Billings, MT 59107-0137

an easement for irrigation purposes, located within Parcel No. 2 on Montana Department of Transportation Project NH 20-2(39)53, as shown on the Right-of-Way plan for said project recorded in the office of the Clerk and Recorder of Richland County, Montana. Said easement covers and embraces the following described land:

A tract of land in the NE¼NE¼ of Section 28, Township 23 North, Range 59 East, P.M.,M., Richland County, Montana, as shown by the shaded area on the plat, consisting of 1 sheet, attached hereto and made a part hereof, containing an area of 0.10 acre, more or less.

Deed Reference: A 63/67

ROW:7950000:P2Ease(BOR)

Easement  
R/W ID.: NH 20-2(39)53  
Designation: Sidney to Fairview

Parcel No.: 2

TO HAVE AND TO HOLD all of the above-described property unto the grantee(s), and its successors and assigns forever.

**IN WITNESS WHEREOF**

\_\_\_\_\_  
(Signature) as \_\_\_\_\_ of \_\_\_\_\_  
(Type of Authority) (Name of Entity)

\_\_\_\_\_  
(Signature) as \_\_\_\_\_ of \_\_\_\_\_  
(Type of Authority) (Name of Entity)

\_\_\_\_\_  
(Signature) as \_\_\_\_\_ of \_\_\_\_\_  
(Type of Authority) (Name of Entity)

\_\_\_\_\_  
(Signature) as \_\_\_\_\_ of \_\_\_\_\_  
(Type of Authority) (Name of Entity)

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_  
(date)

by \_\_\_\_\_  
(name of person(s))

as \_\_\_\_\_  
(type of authority, e.g.; president, trustee, member, partner, etc.)

of \_\_\_\_\_  
(name of entity on behalf of whom instrument was executed)

(Seal)

\_\_\_\_\_  
Notary Signature Line  
\_\_\_\_\_  
Notary Printed Name  
Notary Public for State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_ / \_\_\_\_\_ / 20\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_  
(date)

by \_\_\_\_\_  
(name of person(s))

as \_\_\_\_\_  
(type of authority, e.g.; president, trustee, member, partner, etc.)

of \_\_\_\_\_  
(name of entity on behalf of whom instrument was executed)

(Seal)

\_\_\_\_\_  
Notary Signature Line  
\_\_\_\_\_  
Notary Printed Name  
Notary Public for State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_ / \_\_\_\_\_ / 20\_\_

*Recording Information*

### REALTY TRANSFER CERTIFICATE

Confidential Tax Document

The information contained in this certificate is confidential by Montana law. Unauthorized disclosure of this information is a criminal offense.

GEOCODE(S) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ASSESSMENT CODE: \_\_\_\_\_

The Department of Revenue will change the name on ownership records used for the assessment and taxation of real property when this form is fully and accurately completed and signed. (Please read the attached instructions on page 1 for assistance in completing and filing this form).  
**Montana law requires this form be completed and may impose up to a \$500 penalty for failure to file a Realty Transfer Certificate (15-7-304, 305 and 310, MCA)**

#### PART 1 - DATE OF TRANSFER (SALE)

\_\_\_\_\_(MM/DD/YYYY)

#### PART 2 - PARTIES Please complete this section in full; if additional space is required, please attach a separate page

##### Seller (Grantor)

Name Eastern Montana Experiment Station

Mailing Address 1501 N Central Ave

(Permanent) \_\_\_\_\_

City Sidney ST MT Zip 59270-4204

Seller Principal Residence  Yes  No



##### Buyer (Grantee)

Name Montana Department of Transportation

Mailing Address PO Box 201001

(Permanent) 2701 Prospect

City Helena ST MT Zip 59620-1001

Buyer Principal Residence  Yes  No

Mailing Address \_\_\_\_\_

For Tax Notice \_\_\_\_\_

(If different) City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_



Main Geocode \_\_\_\_\_  
Assessor Code or Parcel # \_\_\_\_\_

#### PART 3 - PROPERTY DESCRIPTION Please complete fully; if additional space is required, please attach a separate page

Legal Description A tract of land in the N1/2NE1/4 of Section 28 containing and area of 0.24 acre, more or less, including 0.01 acre, which constitute a part of an existing public roadway Attachment

Add/Sub \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

County Richland City/Town \_\_\_\_\_ Section 28 Township T23N Range R59E

#### PART 4 - DESCRIPTION OF TRANSFER Please complete fully, more than one may apply.

- Sale  Gift  Barter  Nominal or No Consideration  Part of 1031 or 1033 exchange
- Transfer is subject to a reserved life estate  Beneficiary deed
- Distressed sales:  Sheriff's deed  Trustee's deed  Deed in lieu of foreclosure  Short sale  Other
- Transfer by Operation of Law**
- Termination of joint tenancy by death  Termination of life estate by death  Court order or decree (except sheriff's sale)  Merger, consolidation, or other business entity reorganization

#### PART 5 - EXCEPTIONS FROM PROVIDING SALES PRICE INFORMATION Please complete fully, more than one may apply

- Gift  Termination of life estate by death
- Transfer in contemplation of death without consideration  Transfer pursuant to court decree (except sheriff's sale)
- Transfer between husband/wife or parent/child for nominal consideration  Tax deed
- Transfer of property of the estate of a decedent  Merger, consolidation or reorganization of business entity
- Transfer by government agency  Land eligible for timberland/forestland classification (15-44-103, MCA)
- Correction, modification, or supplement of previously recorded instrument, no additional consideration  Land eligible for agricultural classification (15-7-201, MCA)
- Termination of joint tenancy by death  Transfer to a revocable living trust
- Other (Specify Type) \_\_\_\_\_

#### PART 6 - SALE PRICE INFORMATION Please complete fully, more than one may apply

Actual Sale Price \$ \_\_\_\_\_ Value of good will included in sale \$ \_\_\_\_\_

Financing:  Cash  FHA  VA  Contract  Other

Terms:  New loan OR  Assumption of existing loan

Value of personal property included in sale \$ \_\_\_\_\_

Value of inventory included in sale \$ \_\_\_\_\_

Value of licenses included in sale \$ \_\_\_\_\_

Was an SID payoff included in the sale price?  Yes  No

Did the buyer assume an SID?  Yes  No

Amount of SID paid or assumed: \$ \_\_\_\_\_

Was a mobile home included in the sale?  Yes  No

#### PART 7 - WATER RIGHT DISCLOSURE - This Disclosure is only applicable to the property identified in PART 3 above

- A. Property is served by a public water supply, i.e., city, irrigation district, or water district provides water.
- B. Seller has no water rights on record with DNRC to transfer.
- C. Seller is transferring ALL water rights on record with DNRC to the Buyer.
- D. Seller is dividing or exempting (reserving) water rights. Seller must file a separate Update form.

Seller (Grantor) Signature \_\_\_\_\_

#### PART 8 - PREPARER INFORMATION Preparer's signature is required

Name/Title Robert Larson, ROW Agent, Glendive District (please print) Signature \_\_\_\_\_

Mailing Address PO Box 890 Daytime Phone \_\_\_\_\_

City Glendive ST MT Zip 59330-0890

#### Clerk and Recorder Use Only

Recording Information: Document # \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_

Buyer/Seller Copy

*sign & print your name*

### REALTY TRANSFER CERTIFICATE

Confidential Tax Document

The information contained in this certificate is confidential by Montana law. Unauthorized disclosure of this information is a criminal offense.

GEOCODE(S) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ASSESSMENT CODE: \_\_\_\_\_

The Department of Revenue will change the name on ownership records used for the assessment and taxation of real property when this form is fully and accurately completed and signed. (Please read the attached instructions on page 1 for assistance in completing and filing this form).  
**Montana law requires this form be completed and may impose up to a \$500 penalty for failure to file a Realty Transfer Certificate (15-7-304, 305 and 310, MCA)**

#### PART 1 – DATE OF TRANSFER (SALE)

\_\_\_\_\_(MM/DD/YYYY)

#### PART 2 – PARTIES Please complete this section in full; if additional space is required, please attach a separate page

##### Seller (Grantor)

Name Eastern Montana Experiment Station  
 Mailing Address 1501 N Central Ave  
 (Permanent) \_\_\_\_\_  
 City Sidney ST MT Zip 59270-4204  
 Seller Principal Residence  Yes  No

List the last 4 digits of the SSN or FEIN

SSN 000 - 00 - \_\_\_\_\_  
 SSN 000 - 00 - \_\_\_\_\_  
 FEIN 00 - 000 81-6010045  
 Daytime Phone (406) 433-2208

##### Buyer (Grantee)

Name Montana Department of Transportation  
 Mailing Address PO Box 201001  
 (Permanent) 2701 Prospect  
 City Helena ST MT Zip 59620-1001  
 Buyer Principal Residence  Yes  No  
 Mailing Address \_\_\_\_\_  
 For Tax Notice \_\_\_\_\_  
 (If different) City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

SSN 000 - 00 - \_\_\_\_\_  
 SSN 000 - 00 - \_\_\_\_\_  
 FEIN 00 - 000 2402  
 Daytime Phone (406) 444-6056

Transfer to Trustee, Custodian, or other Representative:

Trust FEIN 00 - 000  
 Minor SSN 000 - 00 - \_\_\_\_\_

Main Geocode \_\_\_\_\_  
Assessor Code or Parcel # \_\_\_\_\_

#### PART 3 – PROPERTY DESCRIPTION Please complete fully; if additional space is required, please attach a separate page

Legal Description A tract of land in the N1/2NE1/4 of Section 28 containing and area of 0.24 acre, more or less, including 0.01 acre, which constitute a part of an existing public roadway Attachment

Add/Sub \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 County Richland City/Town \_\_\_\_\_ Section 28 Township T23N Range R59E

#### PART 4 – DESCRIPTION OF TRANSFER Please complete fully, more than one may apply.

- Sale  Gift  Barter  Nominal or No Consideration  Part of 1031 or 1033 exchange  
 Transfer is subject to a reserved life estate  Beneficiary deed  
 Distressed sales:  Sheriff's deed  Trustee's deed  Deed in lieu of foreclosure  Short sale  Other

##### Transfer by Operation of Law

- Termination of joint tenancy by death  Termination of life estate by death  Court order or decree (except sheriff's sale)  Merger, consolidation, or other business entity reorganization

#### PART 5 – EXCEPTIONS FROM PROVIDING SALES PRICE INFORMATION Please complete fully, more than one may apply

- Gift  Termination of life estate by death  
 Transfer in contemplation of death without consideration  Transfer pursuant to court decree (except sheriff's sale)  
 Transfer between husband/wife or parent/child for nominal consideration  Tax deed  
 Transfer of property of the estate of a decedent  Merger, consolidation or reorganization of business entity  
 Transfer by government agency  Land eligible for timberland/forestland classification (15-44-103, MCA)  
 Correction, modification, or supplement of previously recorded instrument, no additional consideration  Land eligible for agricultural classification (15-7-201, MCA)  
 Termination of joint tenancy by death  Transfer to a revocable living trust  
 Other (Specify Type) \_\_\_\_\_

#### PART 6 – SALE PRICE INFORMATION Please complete fully, more than one may apply

Actual Sale Price \$ \_\_\_\_\_ Value of good will included in sale \$ \_\_\_\_\_  
 Financing:  Cash  FHA  VA  Contract  Other Was an SID payoff included in the sale price?  Yes  No  
 Terms:  New loan OR  Assumption of existing loan Did the buyer assume an SID?  Yes  No  
 Value of personal property included in sale \$ \_\_\_\_\_ Amount of SID paid or assumed: \$ \_\_\_\_\_  
 Value of inventory included in sale \$ \_\_\_\_\_ Was a mobile home included in the sale?  Yes  No  
 Value of licenses included in sale \$ \_\_\_\_\_

#### PART 7 – WATER RIGHT DISCLOSURE - This Disclosure is only applicable to the property identified in PART 3 above

- A. Property is served by a public water supply, i.e., city, irrigation district, or water district provides water.  B. Seller has no water rights on record with DNRC to transfer.  C. Seller is transferring ALL water rights on record with DNRC to \_\_\_\_\_  
 \_\_\_\_\_ providing or exempting water rights. Seller \_\_\_\_\_  
 \_\_\_\_\_ water Right Update form.

Seller (Grantor) Signature \_\_\_\_\_

#### PART 8 – PREPARER INFORMATION Preparer's signature is required

Name/Title Robert Larson, ROW Agent, Glendive District (please print) Signature \_\_\_\_\_  
 Mailing Address PO Box 890 Daytime \_\_\_\_\_  
 City Glendive ST MT Zip 59330-0890

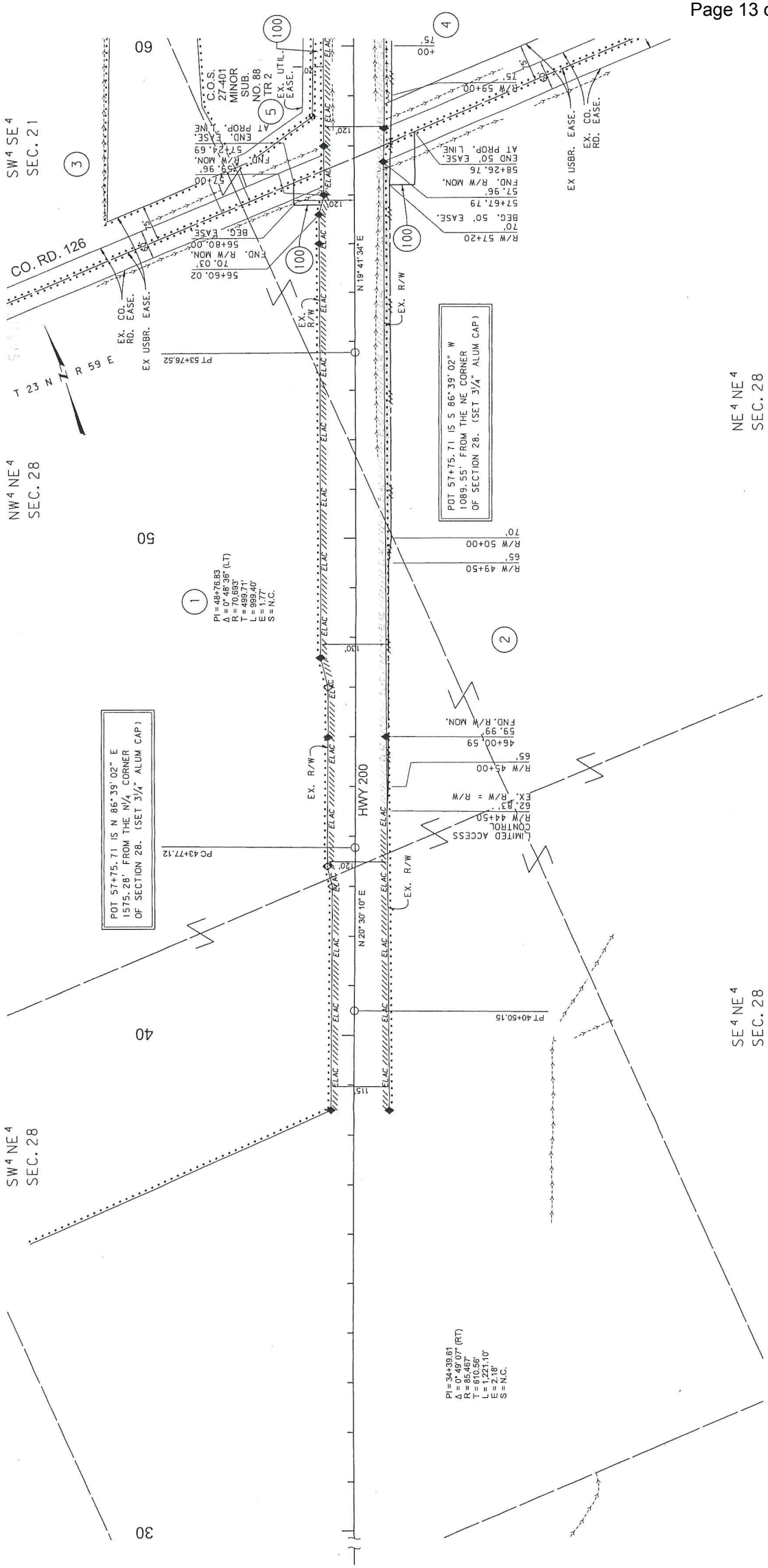
#### Clerk and Recorder Use Only

Recording Information: Document # \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_

*Sign & print your name*

STATE	RIGHT OF WAY	SHEET TOTAL
MONTANA		NO. SHEETS
R/W ID.	NH 20-2 (3/9/53)	
PROJECT NO.	7950-039-000	

SIDNEY TO FAIRVIEW



NW 4 NE 4  
SEC. 28

SW 4 SE 4  
SEC. 21

SW 4 NE 4  
SEC. 28

SE 4 NE 4  
SEC. 28

NE 4 NE 4  
SEC. 28

FOR EXISTING R/W RETRACEMENT, SEE COS 27-952

THIS PLAN IS PREPARED FROM THE MONTANA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS AND IS RECORDED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER. OFFICIAL PLANS AND EXHIBITS CAN BE FOUND AT THE DEPARTMENT OF TRANSPORTATION, HELENA, MONTANA.

3 MONTANA DEPARTMENT OF TRANSPORTATION  
13212015  
84537.AM  
0084

- NOTES:
1. THE PROPOSED R/W LINE WHERE A SPIRAL CURVE IS SHOWN IS THE R/W LINE, NOT THE CENTERLINE. THE R/W LINE IS THE CENTERLINE OF THE R/W LINE, NOT THE CENTERLINE OF THE ROAD.
  2. ALL STATIONING AND OFFSETS FOR R/W BREAKS ARE IN REFERENCE TO THE R/W BASELINE.

GRID STATE PLANE COORDINATES  
THIS IS A STATE PLANE COORDINATE PROJECT. ALL DIMENSIONS, DISTANCES AND AREAS ON THIS PROJECT ARE GRID, EXCEPT FOR THE EXISTING R/W WIDTH DIMENSION, WHICH IS RECORD.  
THE COMBINATION SCALE FACTOR IS 0.999493786.

LEGEND

OWNERSHIP BOUNDARY	-----	TRACT CONVEYED	-----
RIGHT OF WAY LINE	-----	CENTERLINE	-----
FULL ACCESS CONTROL	-----	DATE PREPARED	6-30-15
LIMITED ACCESS CONTROL	-----	DATE REVISED	10-5-15

MONTANA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY EXHIBIT  
RICHLAND COUNTY

SCALE 1"=100'  
0 50' 100' 200' 300'

PARCEL 2 SHEET 1 OF