

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Order No: [REDACTED]

1. Effective Date: October 18, 2021 at 08:00 AM

2. Policy or Policies to be issued:

(a) (X) ALTA Own. Policy (08/01/16)

Amount
\$ [REDACTED],000.00

Proposed Insured:

[REDACTED] Inc., a Montana non-profit corporation

(b) () ALTA Loan Policy (08/01/16)

Amount

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is CONSERVATION EASEMENT and is at the effective date hereof vested in:

[REDACTED], a Montana corporation, as to Parcel 1

And

[REDACTED] LLC, as to Parcel 2

4. The land referred to in this Commitment is situated in the County of [REDACTED], State of Montana, and is described as follows:

Parcel 1:

Township [REDACTED] North, Range [REDACTED] East, P.M.M., [REDACTED] County, Montana.

Section [REDACTED] LESS Certificate of Survey recorded in Book [REDACTED]; LESS Bargain and Sale Deed Number [REDACTED]


Section 4: [REDACTED]

Parcel 2:

Tract A of Certificate of Survey No. [REDACTED] recorded in [REDACTED] situated in part of Section [REDACTED] and the W 1/2 of the NW 1/4 of Section [REDACTED] all being in Township [REDACTED] North, Range [REDACTED] East, P.M.M., [REDACTED] County, Montana.

AND

Tract C of Certificate of Survey No. [REDACTED] recorded in [REDACTED] situated in part of the S 1/2 of Section [REDACTED], Township [REDACTED] North, Range [REDACTED] East, P.M.M., [REDACTED] County, Montana.

Countersigned: 
Authorized Officer of Agent

[REDACTED] Title Guaranty, LLC
400 [REDACTED] Avenue
[REDACTED], MT 59 [REDACTED]

VALID ONLY IF SCHEDULE B AND COVER ARE ATTACHED

**SCHEDULE B - SECTION 1
REQUIREMENTS**

Order No: [REDACTED]

The following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Release(s) or Reconveyance(s) of item(s) deemed necessary.
6. You must give us the following information:
 1. Any off record leases, surveys, etc.
 2. Statement(s) of identity, all parties.
7. This order is subject to High Liability Underwriter Approval. Terms and conditions subject to change once approval has been received.

[REDACTED]

**SCHEDULE B - SECTION 2
EXCEPTIONS**

Order No: [REDACTED]

Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, ditch or ditch right, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any liens, or rights to a lien, for services, labor or materials theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any right, title or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons, sand, gravel or other common variety materials, whether or not shown by the Public Records.
8. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B - Section 1, Requirements are met.
9. General County Taxes for the year 2020
First Half: [REDACTED] PAID
Second Half: [REDACTED] PAID
Total for year [REDACTED]
Geo Code: [REDACTED]
Taxpayer No.: [REDACTED]
Prior Years Delinquent Taxes: NONE
PLEASE NOTE: DELINQUENT TAX AMOUNTS ABOVE, IF ANY DO NOT INCLUDE PENALTY AND INTEREST.
10. General County Taxes for the year 2020
First Half: [REDACTED] PAID
Second Half: [REDACTED] PAID
Total for year [REDACTED]
Geo Code: [REDACTED]
Taxpayer No.: [REDACTED]
Prior Years Delinquent Taxes: NONE
PLEASE NOTE: DELINQUENT TAX AMOUNTS ABOVE, IF ANY DO NOT INCLUDE PENALTY AND INTEREST.

[REDACTED]

SCHEDULE B - SECTION 2
EXCEPTIONS
(Continued)

Order No: [REDACTED]

11. General County Taxes for the year 2020
First Half: [REDACTED] PAID
Second Half: [REDACTED] PAID
Total for year: [REDACTED]
Geo Code: [REDACTED]
Taxpayer No.: [REDACTED]
Prior Years Delinquent Taxes: NONE
PLEASE NOTE: DELINQUENT TAX AMOUNTS ABOVE, IF ANY DO NOT INCLUDE PENALTY AND INTEREST.
12. INTENTIONALLY DELETED
13. INTENTIONALLY DELETED
14. No liability is assumed for errors, omissions or changes in assessed evaluations or amount of taxes assessed by any state, county, city or federal taxing or assessing authority.
15. Reservations or exceptions in patents or in Acts authorizing the issuance thereof all claims to water and water rights.
16. County road rights-of-way the existence of which is dependent in whole or in part upon writings which have not been recorded and indexed as conveyances in the office of the Clerk and Recorder pursuant to Title 70, Chapter 21 MCA.
17. Right of Way Easement granted to [REDACTED] Electric Cooperative, recorded in Book [REDACTED] of Deeds, page [REDACTED], records of [REDACTED] County, Montana.
18. INTENTIONALLY DELETED
19. INTENTIONALLY DELETED
20. Easements, Roads, Right-of-Ways, and all other matters Disclosed in Deed recorded in Book [REDACTED] of Deeds, page [REDACTED], records of [REDACTED] County, Montana
21. Easements, Roads, Right-of-Ways, and all other matters disclosed in Deed recorded in Book [REDACTED] of Deeds, page [REDACTED], records of [REDACTED] County, Montana.
22. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded in Book [REDACTED] of Plats, page [REDACTED], but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
23. Right-of-ways, easements, joint ownership and use, reservations and exceptions contained in Deed recorded in Book [REDACTED] of Micro, page [REDACTED], Book [REDACTED] of Misc., page [REDACTED], Book [REDACTED] of Deeds, page [REDACTED] and Book [REDACTED] of Deeds, page [REDACTED], records of [REDACTED] County, Montana.
24. Right of Way Easement granted to [REDACTED] Electric Cooperative, Inc., recorded in Book [REDACTED] of Deeds, page [REDACTED], records of [REDACTED] County, Montana.

[REDACTED]

SCHEDULE B - SECTION 2
EXCEPTIONS
(Continued)

Order No: [REDACTED]

25. Grant of Easement to [REDACTED], recorded 11/20/2002 as Document Number [REDACTED], records of [REDACTED] County, Montana.
26. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded as Book [REDACTED] of Plats, page [REDACTED], but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
27. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by the recorded plat of said subdivision, recorded as Certificate of Survey in Book [REDACTED] of Plats, page [REDACTED], but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
28. Reservations, Exceptions and Easements described in Document Number [REDACTED], records of [REDACTED] County, Montana.
29. Access may be by way of un-recorded Railroad Crossing Permit.
30. Any claim or loss based on the assertion that the [REDACTED] River has moved its boundaries.
31. Right, title and interest of the State of Montana within the natural bed of the [REDACTED] River below the ordinary low water line, and also excepting any artificial accretions waterward of said ordinary low water line.
32. Public right and easements for commerce, recreation, navigation and fishery.
33. Right of Way Agreement recorded in Book [REDACTED] of Deeds, page [REDACTED], records of [REDACTED] County, Montana.
34. Right of Way Agreement recorded in Book [REDACTED] of Deeds, page [REDACTED], records of [REDACTED] County, Montana.
35. Right of Way Easement granted to [REDACTED] Electric Cooperative, Inc, recorded in Book [REDACTED] of Deeds, page [REDACTED], records of [REDACTED] County, Montana.
36. INTENTIONALLY DELETED
37. Right of Way Easement granted to [REDACTED] Telephone and Telegraph Company, recorded in Book [REDACTED] of Micro, page [REDACTED], records of [REDACTED] County, Montana.
38. Right of Way Easement granted to [REDACTED] Telephone and Telegraph Company, recorded in Book [REDACTED] of Micro, page [REDACTED], records of [REDACTED] County, Montana.
39. INTENTIONALLY DELETED
40. Right of Way Easement granted to [REDACTED] Electric Cooperative, Inc, recorded in Book [REDACTED] of Micro, page [REDACTED], records of [REDACTED] County, Montana.

SCHEDULE B - SECTION 2
EXCEPTIONS
(Continued)

Order No: [REDACTED]

41. Right of Way Easement granted to [REDACTED] Electric Cooperative, Inc., recorded in Book [REDACTED] of Micro, page [REDACTED], records of [REDACTED] County, Montana.
42. Terms and conditions of Pipeline Easement recorded in Book [REDACTED] of Micro, page [REDACTED], records of [REDACTED] County, Montana.
43. Right of Way Easement granted to [REDACTED] Electric Cooperative, Inc., recorded 7/23/2007, as Document Number [REDACTED], records of [REDACTED] County, Montana.
44. Terms and Provisions of Bargain and Sale Deed recorded 7/20/2010, as Document Number [REDACTED], records of [REDACTED] County, Montana.
45. Easement Deed by Court Order in Settlement of Landowner Action recorded 5/14/2012, as Document Number [REDACTED], records of [REDACTED] County, Montana.
46. INTENTIONALLY DELETED
47. INTENTIONALLY DELETED
48. MORTGAGE and related matters dated 6/1/2015, executed by [REDACTED] to [REDACTED], to secure payment of \$[REDACTED]0 plus interest, recorded 6/10/2015, as Document Number [REDACTED], records of [REDACTED] County, Montana.

NOTE: This Order does not include a search for financing statements filed in the office of the Secretary of State and the Clerk and Recorder and no liability is assumed. Please contact this office if a search is requested.

NOTE: As an accommodation and not part of this commitment, no liability is assumed by noting the following conveyances describing all or part of the subject property, which have been recorded within the past 24 months: NONE

NOTE: Other than as shown in Schedule B, we find no Judgment Liens, Federal Tax Liens or Child Support Liens of record which attach to the name(s) or interest of the vested owner and/or proposed insured owner/borrower.

NOTE: Any Deed Restrictions, Covenant, By-Law, Declaration of Condominium and/or any amendments thereto and/or otherwise as shown herein as an exception which may contain a clause indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent that such reference violates 42 USC 3604 (c), is hereby deleted as to said reference; no other deletion is hereby intended or implied.

END OF SCHEDULE B

[REDACTED]