

Fidelity National Title

CHICAGO TITLE

TWO TRUSTED COMPANIES. ONE UNIFIED TEAM

May 5, 2025

Prepared For:

David Bowdish

Tr 3 COS 22638

07407806101550000

Built to ensure a successful real estate partnership with proven results.

Fidelity National Title Branch Locations

BIGFORK:

8000 MT HWY 35, Ste 3
Bigfork, MT 59911
406-837-8000

COLUMBIA FALLS:

734 9th Street West Unit 5
Columbia Falls, MT 59912
406-862-7914

LAKESIDE:

7100 US HWY 93 South, Ste A
Lakeside, MT 59922
406-300-6106

HAMILTON:

1920 North First Street
Hamilton, MT 59840
406-363-7004

KALISPELL:

150 1st Ave., WN Ste A
Kalispell, MT 59901
406-755-7004

MISSOULA:

320 West Broadway St
Missoula, MT 59802
406-728-1500

WHITEFISH:

284 Flathead Ave, Ste 101
Whitefish, MT 59937
406-862-7914

Chicago Title Branch Locations

CHICAGO TITLE - BILLINGS

3141 Meadow View Dr
Billings, MT 59102
406-238-9999

CHICAGO TITLE - BOZEMAN

1800 W Koch Street, Ste 1
Bozeman, MT 59715
406-587-5563

CHICAGO TITLE - GREAT FALLS

300 River Dr North, Ste 2
Great Falls, MT 59401
406-453-7622

Contact us today.

We are always ready to assist you with an elevated level of expertise and a commitment to service.

FNTMontana.com

Montana.CTIC.com



Flathead County Property Profile

Parcel #	07407806101550000	Owner	Bowdish, David John
Ref Parcel		Owner Address	2685 S Dayton Way Apt 107 Denver CO 80231 - 3973
Site Address	MT	Market Total Value	
Lot Size	38.31 Acres (1,668,784 SqFt)	Assessed Total Value	\$35,997.00
Building Area		Year Built	
School District	WHITEFISH	Zoning	SAG-10 Suburban Agricultural Land Use (10 Acres)
Bedrooms		Subdivision	
Bathrooms		Land Use / Land Use Std	VAC_R - Vacant Land Rural / 8008 - Rural/Agricultural-Vacant Land
Legal	S06, T29 N, R21 W, C.O.S. 22638-3, ACRES 38.31, TR 9 IN L 4		



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Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



FLATHEAD COUNTY Montana

Shopping Cart: 0 items [\$0.00]

New Search

History

Payoff

Pay Taxes

Help

Assessor#: 0017022

Status: Paid

Receipt: 34193

2024 Owner(s):
BOWDISH DAVID JOHN

Mailing Address:

2685 S DAYTON WAY APT 107
DENVER, CO 802313973

Legal Description:

S06, T29 N, R21 W, C.O.S. 22638-3, ACRES 38.31, TR

2024 Value:

Market: \$100,032
Taxable: \$270

Detail

2024 Taxes:

View Pie Charts

First Half: \$87.75 **Due:** 11/30/2024
Second Half: \$87.74 **Due:** 5/31/2025
Total: \$175.49

Show Current Tax Bill

Detail

2024 Payments:

First Half: \$87.75
Second Half: \$87.74
Total: \$175.49

(May include penalty & interest)

2024 Legal Records:

Geo Code: 07-4078-06-1-01-55-0000 **Instru#:** 202300017173 **Date:** 2023-09-18

Property address: MULTIPLE PHYSICAL ADDRESSES

TRS: T29 N, R21 W, Sec. 06

Legal: S06, T29 N, R21 W, C.O.S. 22638-3,
ACRES 38.31, TR 9 IN L 4

Short: TR 9 IN L 4

Acres: 38.31

COS: 22638-3

Geo Code: 07-4185-32-3-01-20-0000 **Instru#:** 202300018375 **Date:** 2023-10-11

Property address: 415 BOWDISH RD, KALISPELL MT 59901

TRS: T30 N, R21 W, Sec. 31

Legal: S31, T30 N, R21 W, C.O.S. 22638-2,
ACRES 77.75, TR 3A IN SW4 (SEC 32), TR
1A IN L 3&4 (SEC 31), SELL TOGETHER

Short: TR 3A IN SW4 (SE

Acres: 77.75

COS: 22638-2

Note: The accuracy of this data is not guaranteed. Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria can result in an incomplete search.



Flathead County Treasurer
Adele Krantz, Treasurer
 290 A North Main
 Kalispell, MT 59901
 (406) 758-5680
https://flathead.mt.gov/property_tax

County Tax Bill

Tax Year 2024

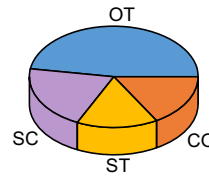
48232*136**G50**0.596**1/2*****AUTOALL FOR AADC 800
 BOWDISH DAVID JOHN
 2685 S DAYTON WAY APT 107
 DENVER CO 80231-3973



Assessor #:	0017022
Tax District	1334-J44 / West Valley Fire
Geo Code	07407806101550000
Mill Levy:	358.140
Market Value:	100,032
Real Estate:	270
Building & Improvements:	0
Personal Property:	0
Exemption:	0.00
Taxable Value:	270

Key Taxing Authority	Levy	Total Due	Key Taxing Authority	Levy	Total Due	Legal Description
CO 911 GENER OBLIG BON	0.910	\$0.24	ST UNIVERSITY MILLAGE	6.000	\$1.62	SCT: 06 TWN: 29 N RNG: 21 W
CO AIRPORT	2.000	\$0.54	OT WEST VALLEY FIRE	16.890	\$4.56	
CO AREA AGENCY ON AGIN	0.470	\$0.12	SC WHS BLDG RESERVE	0.520	\$0.14	TR 9 IN L 4 TR 3A IN SW4 (SEC 32), TR 1A IN L 3&4 (SEC 31), SELL TOGETHER
CO BOARD OF HEALTH	4.000	\$1.08	SC WHS DEBT SERVICE	5.440	\$1.46	
CO BRIDGE	1.590	\$0.43	SC WHS GENERAL	19.930	\$5.38	
CO CO PERM MED LEVY	7.960	\$2.14	SC WHS TECHNOLOGY	1.010	\$0.28	
SC COMMUNITY COL. RET.	2.750	\$0.74	SC WHS TRANSPORTATION	1.570	\$0.42	
CO COMP INSURANCE	4.360	\$1.18	SC WHS TUITION	3.860	\$1.04	
CO COUNTY LIBRARY	4.210	\$1.14	TOTAL LEVY	358.140	\$96.69	
CO COUNTY PARKS	1.060	\$0.28	OT STATE FORESTER		\$78.80	
CO COUNTY PLANNING	1.030	\$0.28	TOTAL TAX		\$175.49	
CO COUNTY POOR FUND	0.180	\$0.04				
CO COUNTY RETIREMENT	7.820	\$2.12				
CO COUNTYWIDE MOSQUIT	0.500	\$0.14				
CO DISTRICT COURT	0.810	\$0.22				
ST ELEM GENERAL MAINT	33.000	\$8.91				
SC ELEM RETIREMENT	14.020	\$3.78				
CO EMS	1.000	\$0.28				
ST EQUALIZATION MILLAG	40.000	\$10.80				
CO EXTENSION	0.330	\$0.08				
CO FAIR	0.560	\$0.16				
SC FVCC ADULT EDUCATIO	0.990	\$0.26				
SC FVCC DEBT SERVICE	1.920	\$0.52				
SC FVCC GENERAL	6.810	\$1.84				
SC FVCC PERMIS MED LEV	3.310	\$0.90				
CO GENERAL	18.810	\$5.08				
CO GROUP INSURANCE	0.130	\$0.04				
ST HIGH SCH GEN MAINT	22.000	\$5.94				
SC HIGH SCH RETIREMENT	7.030	\$1.90				
CO JUVENILE DETENTION	0.340	\$0.10				
CO NOXIOUS WEEDS	0.970	\$0.26				
CO PERM SRS LEVY	0.300	\$0.08				
CO PORT AUTHORITY	1.090	\$0.30				
CO PUBLIC TRANSIT	0.550	\$0.14				
CO ROAD	16.280	\$4.40				
SC SD 44 ADULT ED	0.970	\$0.26				
SC SD 44 BLDG RESERVE	1.070	\$0.28				
SC SD 44 DEBT SERVICE	9.610	\$2.60				
SC SD 44 GENERAL	36.550	\$9.86				
SC SD 44 TECHNOLOGY	2.100	\$0.56				
SC SD 44 TRANSPORTATIO	4.710	\$1.28				
SC SD 44 TUITION	7.060	\$1.90				
CO SEARCH & RESCUE	1.000	\$0.28				
CO SHERIFF	27.370	\$7.39				
CO SPECIAL EMS PROGRA	2.000	\$0.54				
SC TRANSPORTATION	1.390	\$0.38				

Distribution Breakdown



2nd Half:	\$87.74
2nd Half Due:	05/31/2025

Assessor No:	0017022
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NO SECOND HALF NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.

BOWDISH DAVID JOHN
 2685 S DAYTON WAY APT 107
 DENVER CO 80231-3973

MAKE CHECK PAYABLE TO:
Adele Krantz
Flathead County Treasurer
 290A N MAIN ST
 KALISPELL, MT 59901-3946

1st Half:	\$87.75
1st Half Due:	11/30/2024
Full Year Total:	\$175.49
Total Due Date:	11/30/2024

Assessor No:	0017022
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BOWDISH DAVID JOHN
 2685 S DAYTON WAY APT 107
 DENVER CO 80231-3973

MAKE CHECK PAYABLE TO:
Adele Krantz
Flathead County Treasurer
 290A N MAIN ST
 KALISPELL, MT 59901-3946





Debbie Pierson, Flathead County MT by CL

202300017173
Page: 1 of 2
Fees: \$16.00
9/27/2023 4:27 PM

Return to:

Jeffrey Ellingson
Kaufman Vidal Hileman Ellingson PC
22 - Second Avenue West, Suite 4000
Kalispell, MT 59901

Approved 9/27/2023
0017022
0092010 phw
0092011
w/servey

QUITCLAIM DEED

For Value Received, Bruce Arthur Bowdish, as the duly-appointed, qualified, and acting Personal Representative of the Estate of John T. Bowdish, deceased (a/k/a John Thomas Bowdish), of 2015 Stonemont Court, Allen, TX 75013, the "Grantor", does hereby convey, release, remise, and forever quit claim unto David John Bowdish, of 2685 S. Dayton Way, #107, Denver, CO 80231, the "Grantee", the following described premises in Flathead County, Montana, to-wit:

A tract of land situated, lying and being in Government Lots 3 & 4 of Section 31 and in the Southwest Quarter of Section 32, all in Township 30 North, Range 21 West, P.M.M., and in Government Lot 4 of Section 6, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana, and more particularly described as follows, to-wit:

Beginning at the northwest corner of Government Lot 4 of Section 6, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana, which is a found iron pin; thence
North 89°00'16" East 601.03 feet to a found iron pin; thence
North 89°53'28" East 656.49 feet to a found iron pin; thence
South 00°21'22" East 658.46 feet to a found iron pin; thence
South 00°18'34" East 669.54 feet to a found iron pin and the southeast corner of said Government Lot 4; thence
North 89°57'15" West 656.32 feet to a found iron pin; thence
North 89°54'25" West 606.82 feet to a found iron pin and the southwest corner of said Government Lot 4; thence
North 00°05'15" West 1314.78 feet to the point of beginning, and containing 38.309 acres.



- AND -

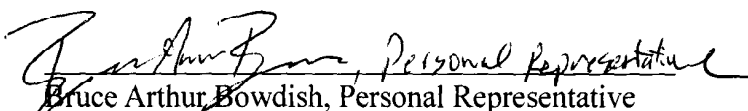
Tract 2 of Certificate of Survey No. 4683, records of Flathead County, Montana, and containing 20.002 acres.

All of the property described in this deed is conveyed:

SUBJECT TO AND TOGETHER WITH a 60 foot road and utility easement as shown on Certificate of Survey No. 4683; and,
SUBJECT TO AND TOGETHER WITH all appurtenant easements of record.

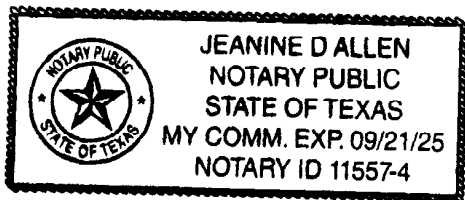
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, and to the heirs and assigns of the Grantee, forever.

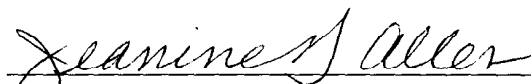
DATED: September 18, 2023.


Bruce Arthur Bowdish, Personal Representative
of the Estate of John T. Bowdish, Deceased

STATE OF TEXAS)
: ss.
County of Dallas)

This instrument was acknowledged before me on September 18 2023, by Bruce Arthur Bowdish as Personal Representative of the Estate of John T. Bowdish, deceased.

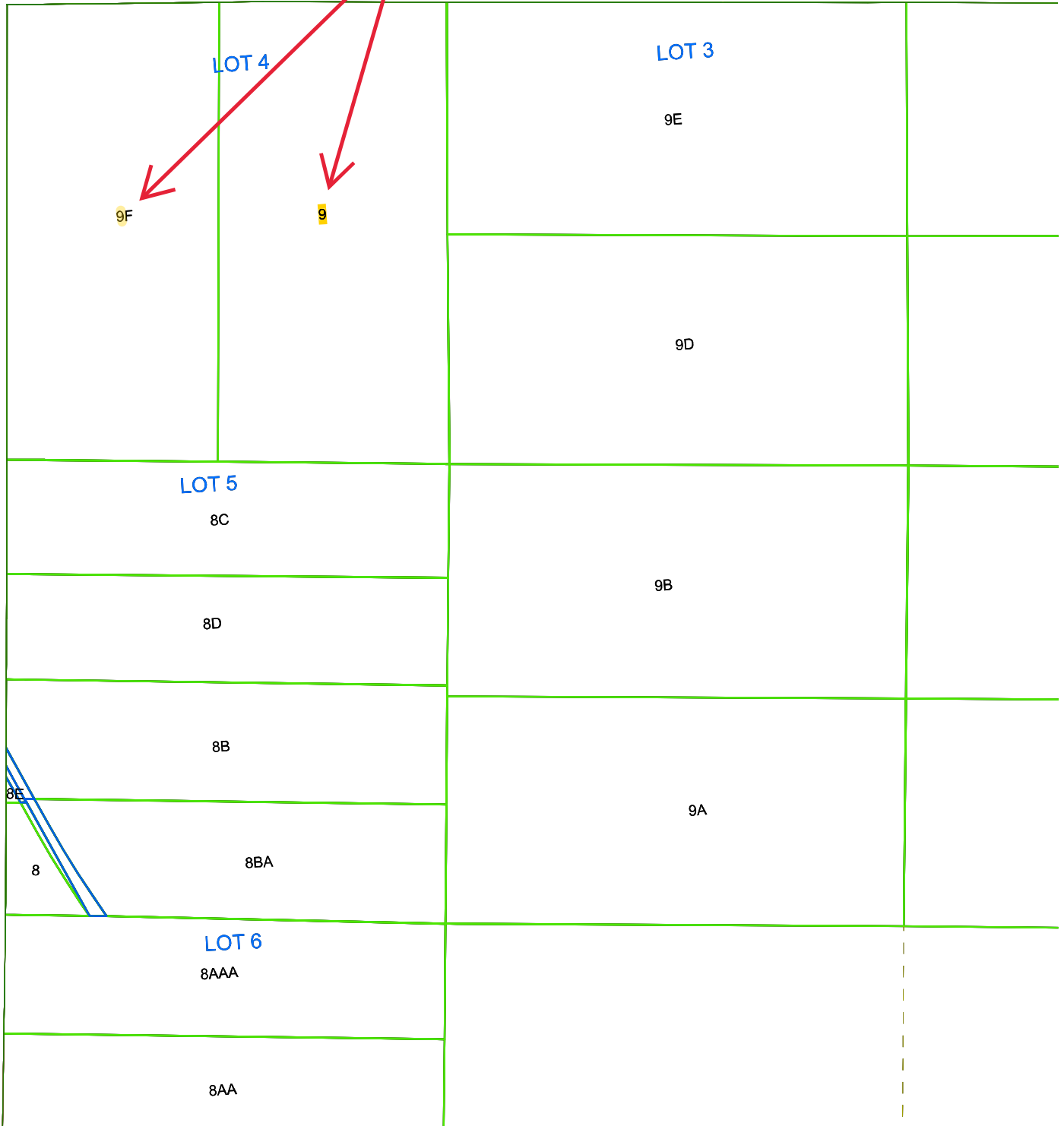



Notary Public for the State of TEXAS
Residing at 2721 Phyllis Ln, Rockwall, TX 75087
My Commission expires 9/21/2025

6-29-21

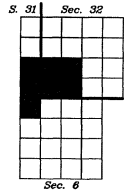
SUBJECT

The map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



By: SANDS SURVEYING, Inc.
2 Village Loop
Kalispell, MT 59901
(406) 755-6481

CERTIFICATE OF SURVEY



In Gov't Lots 3 & 4 SEC. 31, SW1/4
SEC. 32, T.30N., R.21W., P.M.,M.,

JOB NO: 605401
DATE: July 18, 2023
COMPLETED DATE: 9/26/2023
FOR: Bruce Bowdish

& Gov't Lot 4 SEC. 6, T.29N., R.21W., P.M.,M.,
FLATHEAD COUNTY, MONTANA

OWNERS: John Thomas Bowdish a.k.a. John T. Bowdish (deceased)
David John Bowdish

PURPOSE: BOUNDARY LINE ADJUSTMENT

DESCRIPTION:

THREE TRACTS OF LAND, SITUATED, LYING AND BEING IN GOVERNMENT LOTS 3 & 4 OF SECTION 31 AND IN THE SOUTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 30 NORTH, RANGE 21 WEST, P.M.,M., and IN GOVERNMENT LOT 4 OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST, P.M.,M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

TRACT 1:

BEGINNING at the northwest corner of Government Lot 3 of Section 31, Township 30 North, Range 21 West, P.M.,M., Flathead County, Montana, which is a found iron pin on the centerline of a 60 foot county road known as Bowdish Road; Thence S89°48'43"E 3316.37 feet to the westerly R/W of a 40 foot deeded county road known as Bowdish Road; Thence along said R/W S00°06'04"E 2609.64 feet to a found iron pin on the south boundary of Government Lot 3 of Section 32 of said Township 30 North, Range 21 West; Thence N89°54'33"W 751.97 feet to a found aluminum cap; Thence S89°51'06"W 121.31 feet to a set iron pin; Thence N15°34'09"W 1557.09 feet to a set iron pin; Thence N89°48'43"W 2035.65 feet to a set iron pin on the west boundary of said Gov't Lot 3 of Section 31; Thence N00°18'12"E 1113.01 feet to the point of beginning and containing 123.900 ACRES; Subject to and together with 40 foot and 60 foot county roads as shown hereon; Subject to and together with a 60 foot road and utility easement as shown hereon; Subject to and together with all appurtenant easements of record.

TRACT 2:

Commencing at the northwest corner of Government Lot 3 of Section 31, Township 30 North, Range 21 West, P.M.,M., Flathead County, Montana, which is a found iron pin on the centerline of a 60 foot county road known as Bowdish Road; Thence along the west boundary of said Gov't Lot 3 S00°18'12"W 1113.01 feet to a set iron pin AND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; Thence S89°48'43"E 2035.65 feet to a set iron pin; Thence S15°34'09"E 1557.09 feet to a set iron pin; Thence S89°51'06"W 1192.78 feet to a found iron pin; Thence S89°53'28"W 656.49 feet to a found iron pin; Thence S89°00'18"W 601.03 feet to a found aluminum cap, being the southwest corner of Gov't Lot 4 of said Section 31; Thence N00°06'39"E 1321.42 feet to a found iron pin and the southwest corner of said Gov't Lot 3; Thence N00°18'12"E 200.01 feet to the point of beginning and containing 77.750 ACRES; Subject to and together with a 60 foot road and utility easement as shown hereon; Subject to and together with a 60 foot county road as shown hereon; Subject to and together with all appurtenant easements of record.

TRACT 3: (Includes Parcel A)

BEGINNING at the northwest corner of Government Lot 4 of Section 6, Township 29 North, Range 21 West, P.M.,M., Flathead County, Montana, which is a found iron pin; Thence N89°00'16"E 601.03 feet to a found iron pin; Thence N89°53'28"E 656.49 feet to a found iron pin; Thence S00°21'22"E 656.46 feet to a found iron pin; Thence S00°18'34"E 669.54 feet to a found iron pin and the southeast corner of said Gov't Lot 4; Thence N89°57'15"W 656.32 feet to a found iron pin; Thence N89°54'25"W 606.82 feet to a found iron pin and the southwest corner of said Gov't Lot 4; Thence N00°05'15"W 1314.78 feet to the point of beginning and containing 38.309 ACRES; Subject to and together with a 60 foot road and utility easement as shown hereon; Together with a 60 foot county road as shown hereon; Subject to and together with all appurtenant easements of record.

PARCEL A: (Being added to and made a part of Tract 3)

Tract 2 of Certificate of Survey No. 4883 (records of Flathead County, Montana), and containing 20.002 ACRES; Subject to and together with a 60 foot road and utility easement as shown hereon; Subject to and together with all appurtenant easements of record.

OWNERS' CERTIFICATION

"We hereby certify that the purpose of this division of land is to relocate common boundary lines between adjoining properties, and that no additional parcels are hereby created; therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(a), M.C.A. 'divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties.'"

ALSO

TRACTS 1, 2 & 3 are 20 acres or greater, exclusive of public roadways, and are therefore not subject to sanitation review by the Department of Environmental Quality pursuant to M.C.A. 76-4-102(23).

NOTE: The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record. Pursuant to ARM 24.183.1104(1)(C)(iii)(C).

John Thomas Bowdish
JOHN THOMAS BOWDISH
a.k.a. JOHN T. BOWDISH
By: Bruce Bowdish, Personal Representative

David John Bowdish
DAVID JOHN BOWDISH

STATE OF TEXAS)
County of Dallas) SS

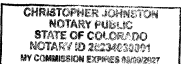
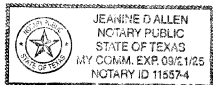
On this 18th day of September, 2023, before me, a Notary Public in and for the State of TEXAS, personally appeared BRUCE BOWDISH, personal representative for the Estate of John Thomas Bowdish, aka John T. Bowdish, known to me (or proved to me on oath) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and who duly acknowledged to me that he/she/they executed the same.

Jeanine Allen
Notary Public for the State of TEXAS

STATE OF Colorado)
County of Arapahoe) SS

On this 13th day of September, 2023, before me, a Notary Public in and for the State of Colorado, personally appeared DAVID JOHN BOWDISH, known to me (or proved to me on oath) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and who duly acknowledged to me that he/she/they executed the same.

Christopher Johnston
Notary Public for the State of Colorado



CERTIFICATE OF SURVEYOR
JOSHUA NELSON 192365
9-26-2023

APPROVED: 8-11, 2023

EXAMINING LAND SURVEYOR
Lic. No. 73285

STATE OF MONTANA)
COUNTY OF FLATHEAD) SS
FILED ON THE 21st DAY OF Sept, 2023
AT 4:27 PM, PAID FEE \$37.50
Debbie Pitsyon
CLERK & RECORDER

BY *Caitlyn Long*
DEPUTY

INSTRUMENT REC. No. 20230007172

COS# 22638
202300017172 Fees: \$32.50 by CL
by SANDS SURV
Date 9/27/2023 Time 4:27 PM
Debbie Pierson, Flathead County Montana

NOTE: Surveyor has made no investigative or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

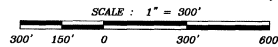
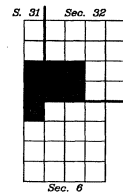
1797 - 001012 + 769 - 0092810 4th
1797 - 001012 + 769 - 0092810 4th
1797 - 001012 + 769 - 0092810 4th

By: SANDS SURVEYING, Inc.
 2 Village Loop
 Kalispell, MT 59901
 (406) 755-6481

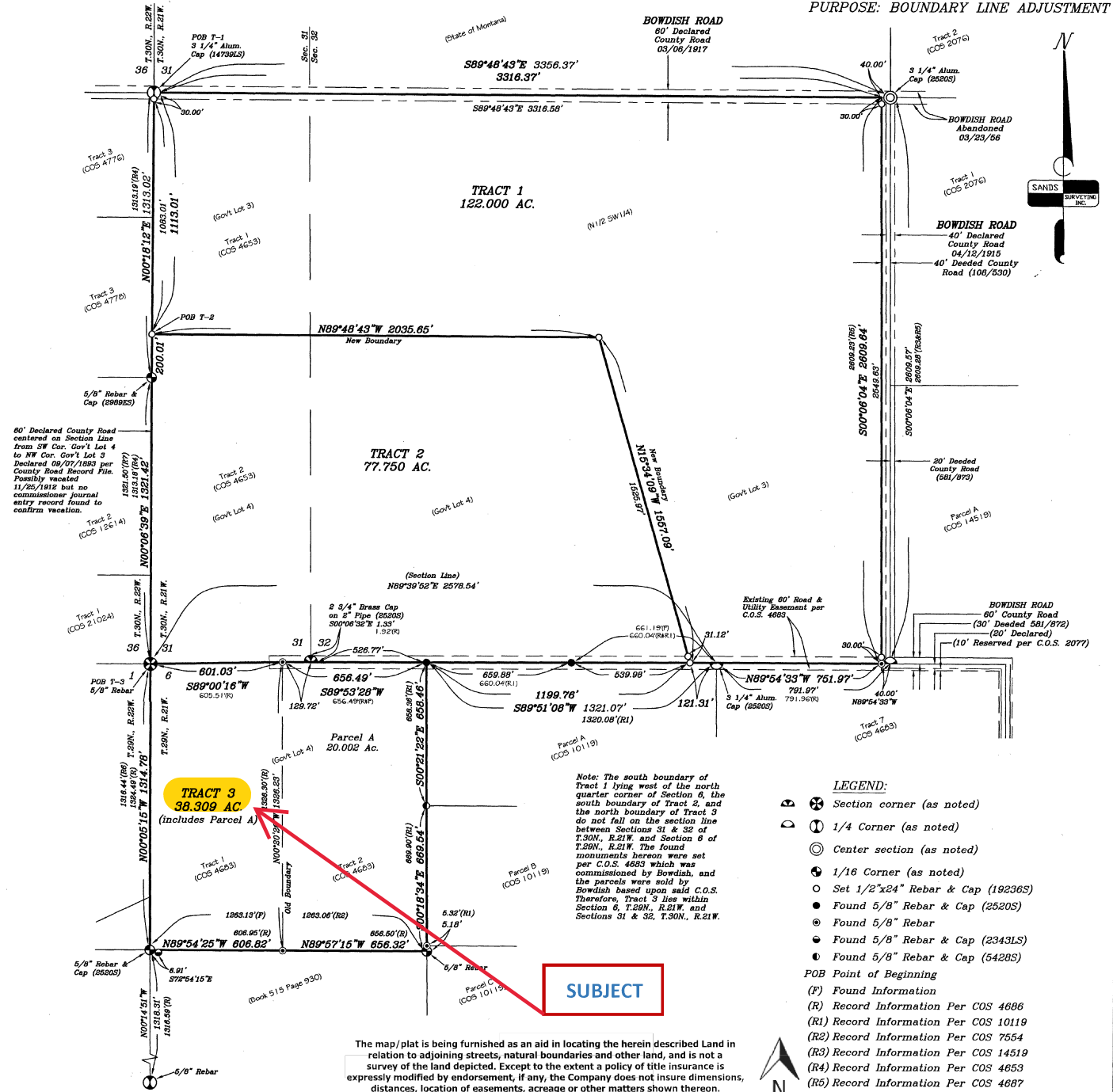
JOB NO: 605401
 DATE: July 18, 2023
 COMPLETED DATE: 9/26/2023
 FOR: Bruce Bowdish
 OWNERS: John Thomas Bowdish a.k.a. John T. Bowdish (deceased)
 David John Bowdish

CERTIFICATE OF SURVEY

In Gov't Lots 3 & 4 SEC. 31, SW1/4
 SEC. 32, T.30N., R.21W., P.M.,M.,
 & Gov't Lot 4 SEC. 6, T.29N., R.21W., P.M.,M.,
 FLATHEAD COUNTY, MONTANA



PURPOSE: BOUNDARY LINE ADJUSTMENT



LEGEND:

- ⊕ Section corner (as noted)
- ⊙ 1/4 Corner (as noted)
- ⊙ Center section (as noted)
- ⊙ 1/16 Corner (as noted)
- ⊙ Set 1/2"x24" Rebar & Cap (192365)
- ⊙ Found 5/8" Rebar & Cap (25205)
- ⊙ Found 5/8" Rebar
- ⊙ Found 5/8" Rebar & Cap (2343LS)
- ⊙ Found 5/8" Rebar & Cap (54285)
- POB Point of Beginning
- (F) Found Information
- (R) Record Information Per COS 4686
- (R1) Record Information Per COS 10119
- (R2) Record Information Per COS 7554
- (R3) Record Information Per COS 14519
- (R4) Record Information Per COS 4653
- (R5) Record Information Per COS 4687
- (R6) Record Information Per COS 5385
- (R7) Record Information Per COS 12614

SUBJECT

The map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Basis of Bearings:
 Geodetic North based on static GPS single point calibration

COS# 22638
 202300017172 Fees: \$32.50 by: CL
 by SANDS SURV
 Date 9/27/2023 Time 4:27 PM
 Debbie Pierson, Flathead County Montana

SHEET 2 OF 2

CERTIFICATE OF SURVEY No. 22638

NOTE:
 Surveyor has made no investigative or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.