



**206 East Callender, Livingston, MT 59047  
Phone (406)222-0362 | Fax (406)222-8764**

**Prepared Exclusively for:  
Bronson Neff  
Bozeman Real Estate Group  
389 S. Ferguson  
Bozeman, MT 59718**

Date: **March 03, 2026**

Property Profile No.: **1222837**

Last Grantee of Record: **Robin Johnson**

Property Address (if of record): **NHN, Livingston, MT 59047**

Brief Legal Description: **Tract A-2 of Certificate of Survey No. 1741, Park County, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of Park County, Montana.**

**Attachments:**

- Last Conveyance Deed
- Tax Information
- Deed(s) of Trust or Mortgage(s)
- Map
- CC&R's
- Cadastral
- 

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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.

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**We are officially Flying S Title and Escrow! We're the same people, same company now with a NEW look.**

Upon Recording Please  
Return To:

Jennings Law Office  
517 South 22<sup>nd</sup> Avenue, Suite 3  
Bozeman, MT 59718

**#418308 Fee: \$14.00 Page(s): 2**  
Park County, MT Recorded 9/11/2020 At 11:07 AM  
Maritza H Reddington , Clk & Rcdr By BS Return To:  
JENNINGS LAW OFFICE PC 517 S 22ND AVE STE 3  
BOZEMAN, MT 59718

### DEED OF DISTRIBUTION

This instrument is executed this 27<sup>th</sup> day of August 2020 by the undersigned, in her capacity as the duly appointed, qualified and acting Personal Representative of the Estate of Craig Albert Johnson, deceased.

Proceedings for the administration of the estate were filed in and in accordance with the laws of the State of Washington, a probate in the Superior Court, State of Washington, County of Spokane, was opened as Case Number 17401663-4, on November 13, 2017. The decedent had interest in real property in Park County, Montana, and therefore an ancillary probate was filed as Probate DP-19-32 in the District Court of the Sixth Judicial District at Livingston, Montana. The undersigned, as Personal Representative of the Estate, has paid and discharged all obligations of the estate, determined the persons entitled to the distribution of the estate properties according to law and has paid and discharged all estate and inheritance taxes upon the Estate of Craig Albert Johnson all as appear in the files in the above-referenced cause.

NOW, THEREFORE, for the purpose of making proper distribution of the assets of the Estate of Craig Albert Johnson, as provided by law, the undersigned, as Personal Representative, hereby assigns, transfers and conveys to:

Robin Johnson, 900 N. Maple Street, Suite 200, Spokane, Washington, 99201, that property situated in Park County, Montana, and more particularly described as follows:

Tract A-2 of Certificate of Survey 1741, located in the NW $\frac{1}{4}$  and the SW $\frac{1}{4}$  of Section 19, Township 3 South, Range 10 East, P.M.M., Park County, Montana.





Shopping Cart: 0 items [\$0.00]

**New Search**

**History**

**Payoff**

**PayTaxes**

**Help**

**Property Tax ID:** 0005608100

**Status:** Paid

**Receipt:** 10200

**2025 Owner(s):**  
JOHNSON ROBIN

**Mailing Address:**

3219 W ALICE AVE  
SPOKANE, WA 992052254

**Levy District:**

0620, DISTRICT 19 / RF1

**2025 Value:**

**Market Value** \$14,496  
**Taxable:** \$315

**Detail**

**2025 Taxes:**

**View Pie Charts**

**First Half:** \$53.68 **Due:** 12/17/2025  
**Second Half:** \$53.66 **Due:** 6/1/2026  
**Total:** \$107.34

**Detail**

**2025 Payments:**

**First Half:** \$53.68  
**Second Half:** \$53.66  
**Total:** \$107.34

(May include penalty & interest)

**2025 Legal Records:**

**Geo Code:** 49-0704-19-3-01-10-0000 **Instru#:** 418308 **Date:** 2020-08-28

**TRS:** T03 S, R10 E, Sec. 19

**Legal:** S19, T03 S, R10 E, C.O.S. 1741, PARCEL

A-2

**Acres:** 76.56

**COS:** 1741

**Note:** Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria will result in an incomplete search.

**ATTENTION:** For Owner Name Searches, you must search LastName FirstName.

The accuracy of this data is not guaranteed. Property Tax data was last updated 03/02/2026 04:00 PM.

Send Payments To:

**Send Payments to:**  
Park County Treasurer  
414 East Callender  
Livingston, MT 59047  
PH: (406)222-4121 or 4119

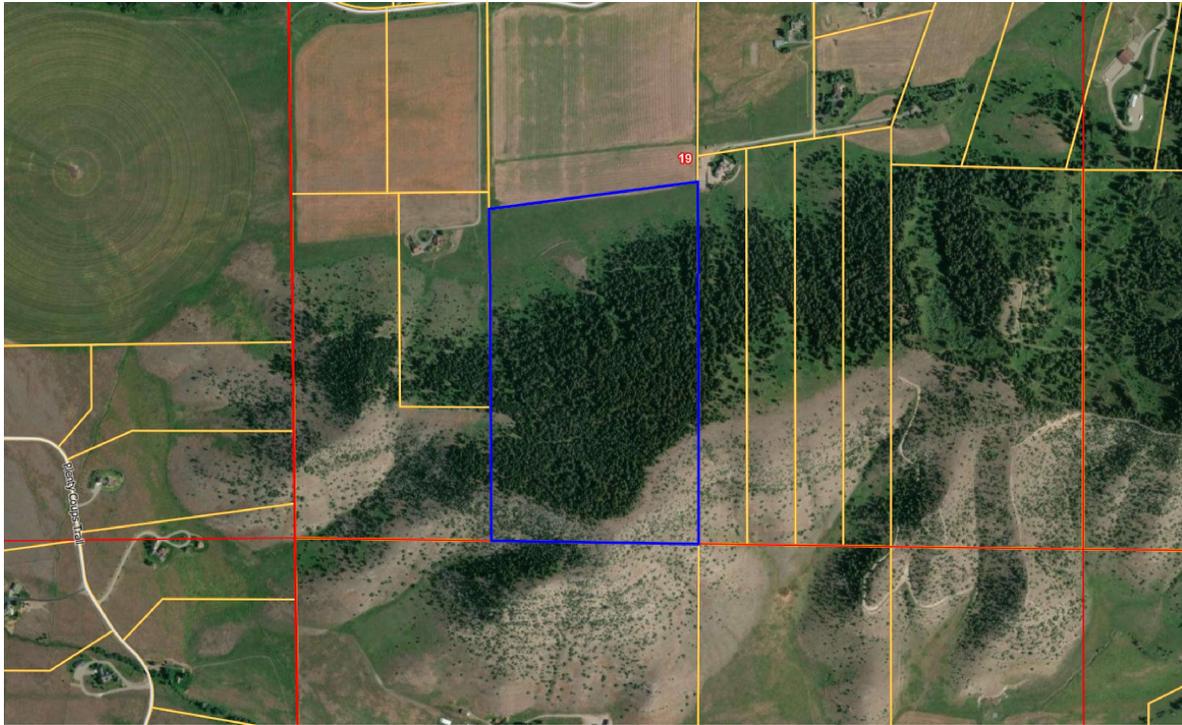


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Tax Year: 2026

Scale: 1:11347.11 Basemap: Imagery Hybrid



## Summary

### Primary Information

Property Category: RP	Subcategory: Agricultural and Timber Properties
Geocode: 49-0704-19-3-01-10-0000	Assessment Code: 0005608100
<b>Primary Owner:</b> JOHNSON ROBIN 3219 W ALICE AVE SPOKANE, WA 99205-2254 Note: See Owners section for all owners	<b>Property Address:</b> n/a n/a
Certificate of Survey: 1741	Legal Description: S19, T03 S, R10 E, C.O.S. 1741, PARCEL A-2
Last Modified: 6/21/2025 21:32:54 PM	

Tax Year: 2026

## General Property Information

Neighborhood: 249.035	Property Type: Vacant Land
Living Units: n/a	Levy District: 49-0620-19/RF
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	
General: n/a	Limited: n/a

## Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

## Land Summary

Land Type:	Acres:	Value:
Grazing	n/a	n/a
Fallow	n/a	n/a
Irrigated	n/a	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farmsite	n/a	n/a
ROW	n/a	n/a
NonQual Land	30.766	n/a
Total Ag Land	30.766	n/a
Total Forest Land	45.791	n/a
Total Market Land	n/a	n/a

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/28/2020	n/a	n/a	9/11/2020	418308	Personal Representative or Executor's Deed of Distribution
9/9/2019	n/a	n/a	9/9/2019	D411648	Personal Representative or Executor's Deed of Distribution
1/28/2019	n/a	n/a	2/19/2019	D408369	Personal Representative or Executor's Deed of Distribution
4/9/2002	R171	1416	N/A	n/a	n/a
2/13/2002	R169	1066	N/A	n/a	n/a

## Owners

Tax Year: 2026

## Party #1

Default Information:	JOHNSON ROBIN 3219 W ALICE AVE SPOKANE, WA 99205-2254
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	2/1/2022 14:47:19 PM

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	14496	n/a	14496	COST
2024	19336	n/a	19336	COST
2023	19336	n/a	19336	COST

## Market Land

No market land exists for this parcel

## Dwellings

No dwellings exist for this parcel

## Other Buildings

No other buildings exist for this parcel

## Commercial

Tax Year: 2026

No commercial buildings exist for this parcel

## Ag/Forest Land

### Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land  
Class Code: 1701

Irrigation Type: n/a  
Timber Zone: n/a

#### Productivity

Quantity: n/a  
Units: Non Qual

Commodity: n/a

#### Valuation

Acres: 30.766  
Value: n/a

Per Acre Value: n/a

### Ag/Forest Land Item #2

Acre Type: Forest  
Class Code: 1901

Irrigation Type: n/a  
Timber Zone: 3

#### Productivity

Quantity: 134.04  
Units: Board Feet/Acre

Commodity: Timber

#### Valuation

Acres: 45.791  
Value: n/a

Per Acre Value: n/a

## Conservation Easements

No conservation easements exist for this parcel

## Disclaimer

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# Cadastral Property Report

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Tax Year: 2026

**EASEMENT AGREEMENT**

ROL: 188 PAGE 1473

THIS AGREEMENT, between **VICKI C. ZIMMERMAN, TALIA ZIMMERMAN** and **NOLAN ZIMMERMAN**, of North 7520 Whitehouse, Spokane, Washington 99208, collectively referred to as "Zimmerman", and **ALBERT F. PETERS**, of 81 Suce Creek Road, Livingston, Montana 59047, referred to as "Peters".

1. Grant of Easement Zimmerman hereby grants Peters an easement which is described as follows:

A perpetual non-exclusive easement for ingress and egress and public utilities, together with the right to maintain the same across the real property located in Park County, Montana, described as follows:

A sixty (60') foot non-exclusive easement adjacent to the westerly boundary of Tract A-1 of Certificate of Survey No. 1741, located in the NW¼ and SW¼ of Section 19, Township 3 South, Range 10 East, M.P.M., Park County, Montana, according to the certificate of survey thereof on file and of record in the office of the Clerk and Recorder of Park County, Montana

This easement is appurtenant to and only for the benefit of, or any portion thereto to the real property described as follows:

Tract A-2 of Certificate of Survey No. 1741, located in the NW¼ and SW¼ of Section 19, Township 3 South, Range 10 East, M.P.M., Park County, Montana, according to the certificate of survey thereof on file and of record in the office of the Clerk and Recorder of Park County, Montana.

2. Maintenance Peters shall be responsible for the cost to maintain the access easement and any gates, bridges or culverts.

3. Restraints Imposed on the Easement Granted Peters shall not fence the easements, but Zimmerman may fence the easements at their election, and either party may install cattle guards which meet the specifications adopted by the County Commissioners of Park County, Montana, for subdivision roads.

4. Entire Agreement This agreement contains the entire agreement between the parties relating to the rights granted and the obligations assumed pursuant to this agreement. Any oral representations or modifications concerning this easement shall be of no force and effect, excepting a subsequent modification reduced to writing, signed by all parties.

If there is a default by either party according to the provisions of this agreement and the default is waived by the other party, the waiver of such default shall not constitute a waiver of any subsequent defaults by either party, nor vary the terms of this agreement.

4. Attorney's Fees If there is any controversy, claim, or dispute relating to this agreement or the breach thereof, the prevailing party shall be entitled to recover reasonable expenses, attorney's fees, and costs.

5. Binding Effect This agreement shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties. Time is of essence.

IN WITNESS WHEREOF, the undersigned hereby executed this agreement on the date opposite their respective signatures.

Vicki C. Zimmerman 3/25/03, 2003  
VICKI C. ZIMMERMAN

Talia Zimmerman 3/25/03, 2003  
TALIA ZIMMERMAN

Nolan Zimmerman 4/14/03, 2003  
NOLAN ZIMMERMAN

STATE OF WA )  
: ss.  
County of Spokane )

This instrument was acknowledged before me this 25 day of MARCH, 2003, by VICKI C. ZIMMERMAN.



Teresa Kowal  
Notary Public for the State of WA  
TERESA KOWAL (Printed Name)  
Residing at Spokane  
My commission expires 1/30/06

STATE OF WA )  
: ss.  
County of Spokane )

This instrument was acknowledged before me this 25 day of MARCH, 2003, by TALIA ZIMMERMAN.



Teresa Kowal  
Notary Public for the State of WA  
TERESA KOWAL (Printed Name)  
Residing at Spokane  
My commission expires 1/30/06

STATE OF Montana )  
 : ss.  
County of Flathead )

This instrument was acknowledged before me this 14th day of April, 2003, by **NOLAN ZIMMERMAN**.



Kari Jo Scharsu  
Notary Public for the State of Montana  
Kari Jo Scharsu (Printed Name)  
Residing at Columbia Falls, Md  
My commission expires 3/6/03

307322 Fee: \$ 18.00 Roll 188 Pg 1473-1475  
PARK COUNTY Recorded 05/19/2003 At 09:50 AM  
Denise Nelson, Clk & Redr By CRB  
Return to: DEPUY LAW P.O. BOX 487  
LIVINGSTON, MT 59047

013 1741