



**1006 West Sussex/PO Box 549 (59806), Missoula, MT 59801  
Phone (406)829-2540 | Fax (406)829-2570**

**Prepared Exclusively for:  
Carrie Joe Lease  
Exit Realty  
715 Kensington Ave. Suite 13  
Missoula, MT 59801**

Date: **September 06, 2024**

Property Profile No.: **1156584-FC**

Last Grantee of Record: **Shane R. Brashear**

Property Address (if of record): **168 W. Broad St., Drummond, MT 59832**

Brief Legal Description: **The following described piece or parcel of land located within Lots Nine (9) and Ten (10), in Block E of the Cumming Addition to the Original Townsite of Drummond, being more particularly described as follows:  
Commencing at a point at the the Southwest Corner of lot Ten (10) of Block E of Cumming Addition to the Original Townsite of Drummond, thence in a Northerly direction along the West Boundary Line of said Lot Ten (10) a distance of 70 feet to Corner No. 1; thence in an Easterly direction along a line parallel with the South Boundary Line of said Block E a distance of 91.7 feet to Corner No. 2; thence in a Southerly direction along a line parallel with the West Boundary Line of said Lot Ten (10) a distance of 70 feet to Coner No. 3; thence in a Westerly direction along the Southerly Bondary line of said Block E, a distance of 91.7 feet to Corner No. 4, the place of beginning. Reference Document: Book 38 of Deeds, Page 149.**

**The following described piece or parcel of land located within Lots Nine (9) and Ten (10), in Block E of the Cumming Addition to the Original Townsite of Drummond, being more particularly described as follows:  
Commencing at a point on the NW Corner of that certain tract heretofore conveyed to the grantees herein and as recorded in Book 38 of Deeds at page 149, in the office of the Clerk & Recorder of Granite County, Montana; thence in a northerly direction along the West Boundary line of said Lot Ten (10) a distance of 70 feet to Corner No. 1 ; thence in an Easterly direction along the North Boundary line of Lots Ten (10) and Nine (9), a distance of 70 feet to Corner No. 3; thence in a Westerly direction along the North Boundary line of the tract heretofore conveyed and hereinabove referred to a distance of 91.7 feet to Corner No. 4, the place of beginning.**

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**Attachments:**

- |   |                      |
|---|----------------------|
| <input checked="" type="checkbox"/> Last Conveyance Deed            | Quitclaim Deed       |
| <input checked="" type="checkbox"/> Tax Information                 | Taxes                |
| <input checked="" type="checkbox"/> Deed(s) of Trust or Mortgage(s) | Deed of Trust        |
| <input checked="" type="checkbox"/> Map                             | Map                  |
| <input type="checkbox"/> CC&R's                                     |                      |
| <input checked="" type="checkbox"/> CAMA                            | Property Report Card |
| <input type="checkbox"/>  |                      |

Flying S Title and Escrow of Montana, Inc. appreciates your business. If we can be of further assistance please contact, **Mackenna Van Soest** at **(406)829-2540**.

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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