

**PREPARED BY & RETURN TO:**

**SUZANNE PAULK  
ADVANTAGE TITLE, LLC  
137 MAIN STREET  
BAY SAINT LOUIS, MS 39520  
FILE # UTB-MT-211969**

302437 RECORDS BOOK:398 Page: 447 Pages: 3  
**STATE OF MONTANA, LINCOLN COUNTY**  
RECORDED:08/29/2022 03:17 PM KOI: TJT:182  
Robin A. Benson CLERK AND RECORDER  
FEE: \$24.00 BY: *Michelle Byrd* Deputy  
TO: Advantage Title, LLC 137 Main St, Bay Saint Louis, Mississippi 39520-4525

**AFFIDAVIT OF SURVIVING JOINT TENANT TO TERMINATE JOINT  
TENANCY INTEREST OF DECEDENT**

Pursuant to Mont. Code Ann. § 72-16-502(2), Billy D. Fenimore being first duly sworn, deposes and says:

1. That the affiant was the owner of the following described real property with Elaine M. Fenimore, (and no other party) as joint tenants with right of survivorship:

SEE ATTACHED EXHIBIT A

A PLOT OF LAND ON THE NORTHEAST SIDE OF U.S. HIGHWAY #2 PART LYING IN EAGLE PLACER CLAIM AND PART IN WHITE HORSE PLACER CLAIM, ALSO KNOWN AS WHITE HOUSE PLACER CLAIM, IN SECTION 22, TOWNSHIP 32 NORTH, RANGE 34 WEST M.P.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THIS PLOT HEREAFTER WILL BE CALLED LOT #10.

STARTING AT A POINT A PUNCH MARK IN A 5/8" IRON ROD PREVIOUSLY SET AS THE NORTHWEST CORNER OF LOT 11 AND THE SOUTHWEST CORNER OF LOT 10; THENCE NORTH 57° 09' EAST 155.36 FEET TO THE INTERSECTION OF THE LINE BETWEEN THE EAGLE PLACER CLAIM NO. 7210 AND THE WHITE HORSE PLACER CLAIM, ALSO KNOWN AS WHITE HOUSE PLACER CLAIM NO. 7208; THENCE NORTH 57° 09' EAST 240.64 FEET TO THE SOUTHEAST CORNER PREVIOUSLY SET AS NORTHEAST CORNER OF LOT 11 AND SOUTHEAST CORNER OF LOT 10; THENCE NORTH 32° 51' WEST 198 FEET TO A 3/4 INCH PIPE SET; THENCE SOUTH 57° 09' WEST 406 FEET TO THE NORTHWEST CORNER SET A 2"X18" PIPE PLUGGED WITH A TACK; THENCE SOUTH 32° 51' EAST 97.7 FEET TO THE INTERSECTION OF THE LINE BETWEEN WHITE HORSE PLACER CLAIM, ALSO KNOWN AS WHITE HOUSE PLACER CLAIM, AND EAGLE PLACER CLAIM; THENCE SOUTH 32° 51' EAST 100.3 FEET TO THE POINT OF BEGINNING.

(Prior Deed Reference:)

1. Warranty Deed from JOHN W. COX AND ROSALIE E. COX, HUSBAND AND WIFE, to BILLY D. FENIMORE AND ELAINE M. FENIMORE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, recorded on October 23, 1992, in Book/Instrument # 101217, as recorded in the real property records of Lincoln County.
2. That Elaine M. Fenimore died on May 28, 2017, and the interest of the decedent in the Property is terminated by operation of law.
3. That the affiant is the surviving joint tenant to the decedent upon death.
4. That the aggregate value of the decedent's interest in the Property was less than the federal estate tax filing requirement in effect on the date of death.



**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF MONTANA, AND IS DESCRIBED AS FOLLOWS:

A PLOT OF LAND ON THE NORTHEAST SIDE OF U.S. HIGHWAY #2 PART LYING IN EAGLE PLACER CLAIM AND PART IN WHITE HORSE PLACER CLAIM, ALSO KNOWN AS WHITE HOUSE PLACER CLAIM, IN SECTION 22, TOWNSHIP 32 NORTH, RANGE 34 WEST M.P.M., AND MERE PARTICULARLY DESCRIBED AS FOLLOWS:

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Parcel ID:6552

Commonly known as 43 Star Road, Troy, MT 59935  
However, by showing this address no additional coverage is provided