



Fidelity National Title®

TWO TRUSTED COMPANIES. ONE UNIFIED TEAM



CHICAGO TITLE

April 8, 2025

Prepared For:

**560 & 572 Windfield Lane LLC
560 & 572 Windfield Ln
07407907201010000**

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



Fidelity National Title
Trusted everywhere,
every day.

Parcel #	07407907201010000	Owner	560 & 572 Windfield Lane LLC
Ref Parcel		Owner Address	3910 Vista Way #107 Oceanside CA 92056 - 4513
Site Address	560 Windfield Ln Columbia Falls MT 59912 - 9234	Market Total Value	
Lot Size	79.77 Acres (3,474,781 SqFt)	Assessed Total Value	\$1,224,504.00
Building Area	3,900 SqFt	Year Built	1986
School District	DEER PARK	Zoning	
Bedrooms	4	Subdivision	
Bathrooms	2.5	Land Use / Land Use Std	IMP_R - Improved Property Rural / 1008 - Rural/Agricultural Residence
Legal	S07, T29 N, R20 W, ACRES 79.77, TR 6B IN NE4SW4 & SE4NW4, ASSR# 0000570334		



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]

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Assessor#: 0570334

Mailing Address:

Status: Current

3910 VISTA WAY STE 107
OCEANSIDE, CA 920564513

[Tax Comparison](#)

Receipt: 71880

Legal Description:

2024 Owner(s):
560 & 572 WINDFIELD LANE LLC

S07, T29 N, R20 W, ACRES 79.77, TR 6B IN NE4SW4 &

2024 Value:

Market: \$1,224,466
Taxable: \$16,673

[Detail](#)

2024 Taxes:

[View Pie Charts](#)

First Half: \$3,123.19 **Due:** 11/30/2024
Second Half: \$3,123.18 **Due:** 5/31/2025
Total: \$6,246.37

[Show Current Tax Bill](#)

[Detail](#)

2024 Payments:

First Half: \$3,123.19
Second Half: \$0.00
Total: \$3,123.19

(May include penalty & interest)

2024 Legal Records:

Geo Code: 07-4079-07-2-01-01-0000 **Instru#:** 202200013266 **Date:** 2022-05-17

Property address: MULTIPLE PHYSICAL ADDRESSES, COLUMBIA FALLS MT 59912

TRS: T29 N, R20 W, Sec. 07

Legal: S07, T29 N, R20 W, ACRES 79.77, TR 6B
IN NE4SW4 & SE4NW4, ASSR# 0000570334

Short: TR 6B IN NE4SW4

Acres: 79.77

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.

Property Tax data was last updated 04/08/2025 12:05 AM.

Send Payment To:

Flathead County Treasurer
290 A North Main
Kalispell, MT 59901
(406) 758-5680



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

49685*142**G50**1.076**3/6*****AUTOALL FOR AADC 920
560 & 572 WINDFIELD LANE LLC
3910 VISTA WAY STE 107
OCEANSIDE CA 92056-4513

County Tax Bill Tax Year 2024

Assessor #:	0570334
Tax District	030702 / Deer Park Elementary
Geo Code	07407907201010000
Mill Levy:	355.070
Market Value:	1,224,466
Real Estate:	746
Building & Improvements:	15,927
Personal Property:	0
Exemption:	0.00
Taxable Value:	16,673

Key Taxing Authority	Levy	Total Due	Key Taxing Authority	Levy	Total Due	Legal Description
CO 911 GENER OBLIG BON	0.910	\$15.18	SC SD 02 GENERAL	35.650	\$594.40	SCT: 07 TWN: 29 N RNG: 20 W
CO AIRPORT	2.000	\$33.34	CO SEARCH & RESCUE	1.000	\$16.68	TR 6B IN NE4SW4 & SE4NW4, ASSR# 0000570334
CO AREA AGENCY ON AGIN	0.470	\$7.84	CO SHERIFF	27.370	\$456.34	Physical Address: 560 WINDFIELD LN
OT BADROCK FIRE	10.510	\$176.24	CO SPECIAL EMS PROGRA	2.000	\$33.34	
CO BOARD OF HEALTH	4.000	\$66.70	SC TRANSPORTATION	1.390	\$23.18	
CO BRIDGE	1.590	\$26.50	ST UNIVERSITY MILLAGE	6.000	\$100.04	
CO CO PERM MED LEVY	7.960	\$132.72	ST TOTAL LEVY	355.070	\$5,920.08	
SC COMMUNITY COL. RET.	2.750	\$45.84	OT FCSW Fee - Residential		\$185.68	
CO COMP INSURANCE	4.360	\$72.70	OT FECC SPECIAL DIST		\$121.94	
CO COUNTY LIBRARY	4.210	\$70.20	OT SOIL & WATER CONSERV		\$18.67	
CO COUNTY PARKS	1.060	\$17.68	ST TOTAL TAX		\$6,246.37	
CO COUNTY PLANNING	1.030	\$17.18				
CO COUNTY POOR FUND	0.180	\$3.00				
CO COUNTY RETIREMENT	7.820	\$130.38				
CO COUNTYWIDE MOSQUIT	0.500	\$8.34				
CO DISTRICT COURT	0.810	\$13.50				
ST ELEM GENERAL MAINT	33.000	\$550.20				
SC ELEM RETIREMENT	14.020	\$233.76				
CO EMS	1.000	\$16.68				
ST EQUALIZATION MILLAG	40.000	\$666.92				
CO EXTENSION	0.330	\$5.50				
CO FAIR	0.560	\$9.34				
OT FAIRVIEW CEMETERY	2.330	\$38.84				
SC FHS BUILDING RESERV	0.920	\$15.34				
SC FHS BUS RESERVE	0.840	\$14.00				
SC FHS DEBT SERVICE	11.590	\$193.24				
SC FHS DEBT SRV NEW BO	5.690	\$94.86				
SC FHS FLEX	1.560	\$26.00				
SC FHS GENERAL	24.340	\$405.82				
SC FHS TRANSPORTATION	9.410	\$156.90				
SC FHS TUITION	2.500	\$41.68				
SC FVCC ADULT EDUCATIO	0.990	\$16.50				
SC FVCC DEBT SERVICE	1.920	\$32.02				
SC FVCC GENERAL	6.810	\$113.54				
SC FVCC PERMIS MED LEV	3.310	\$56.18				
CO GENERAL	18.810	\$313.62				
CO GROUP INSURANCE	0.130	\$2.16				
ST HIGH SCH GEN MAINT	22.000	\$366.80				
SC HIGH SCH RETIREMENT	7.030	\$117.22				
CO JUVENILE DETENTION	0.340	\$5.66				
CO NOXIOUS WEEDS	0.970	\$16.18				
CO PERM SRS LEVY	0.300	\$5.00				
CO PORT AUTHORITY	1.090	\$18.18				
CO PUBLIC TRANSIT	0.550	\$9.16				
CO ROAD	16.280	\$271.44				
SC SD 02 BLDG RESERVE	2.880	\$48.02				

2nd Half:	\$3,123.18
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Assessor No: **0570334**

2nd Half Due:	05/31/2025
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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.

560 & 572 WINDFIELD LANE LLC
3910 VISTA WAY STE 107
OCEANSIDE CA 92056-4513

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

1st Half:	\$3,123.19
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Assessor No: **0570334**

1st Half Due:	11/30/2024
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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.

Full Year Total:	\$6,246.37
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Total Due Date:	11/30/2024
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560 & 572 WINDFIELD LANE LLC
3910 VISTA WAY STE 107
OCEANSIDE CA 92056-4513

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

0570334, 0976436, 0187050

Approved 05/23/2022 tg



Debbie Pierson, Flathead County MT by JS

202200013266
Page: 1 of 3
Fees: \$24.00
5/23/2022 2:08 PM

Return After Recording To:
Frampton Purdy Law Firm
530 W 19th St Ste 301
Whitefish, MT 59937-2576

QUIT CLAIM DEED

FOR VALUE RECEIVED, the undersigned **David E. Pike and Lynette L. Pike** (whether one or more, hereinafter referred to as "Grantor") do hereby convey, release, and forever quit claim unto **560 & 572 Windfield Lane, LLC**, a Montana limited liability company (whether one or more, hereinafter referred to as "Grantee"), whose mailing address is 3910 Vista Way #107, Oceanside, CA 92056-4513, any and all interests that Grantor has in that certain real property located in Flathead County, Montana, commonly known as 560 Windfield Lane, Columbia Falls, MT and 572 Windfield Lane, Columbia Falls, MT, and more particularly described as follows:

PARCEL 1:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 29 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

EXCEPTING THEREFROM THE EAST 100 FEET OF THE NORTH 100 FEET OF SAID SE¼NW¼ AS DESCRIBED IN DEED TO FLATHEAD COUNTY, MONTANA, RECORDED OCTOBER 18, 1972, UNDER RECORDER'S FEE NO. 9888 IN BOOK 544, PAGE 310, RECORDS OF FLATHEAD COUNTY, MONTANA.

SHOWN AS TRACT 1 OF RETRACEMENT CERTIFICATE OF SURVEY NO. 9049.

PARCEL 2:

TRACT 1 OF RETRACEMENT CERTIFICATE OF SURVEY NO. 9021, LOCATED IN GOVERNMENT LOTS 2 AND 3 OF SECTION 7, TOWNSHIP 29 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

PARCEL 3:

TRACT 1 OF CERTIFICATE OF SURVEY NO. 9845, LOCATED IN THE WEST HALF OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 21 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

**SUBJECT TO CURRENT EASEMENTS, COVENANTS, MORTGAGE(S), RESERVATIONS AND ENCUMBRANCES OF RECORD.



202200013266
Page: 2 of 3
Fees: \$24.00
5/23/2022 2:08 PM

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

DATED this 17th day of MAY, 2022.

GRANTOR:

David E. Pike

Lynette L. Pike

[see following page(s) for notary acknowledgment(s)]



202200013266
Page: 3 of 3
Fees: \$24.00
5/23/2022 2:08 PM

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego)

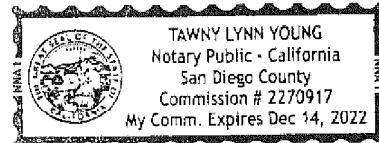
On MAY 17, 2022 before me, Tawny Lynn Young, Notary Public
(insert name and title of the officer)

personally appeared DAVID E. PIKE and Lynne H. L. Pike,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

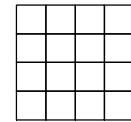
Signature Tawny Lynn Young



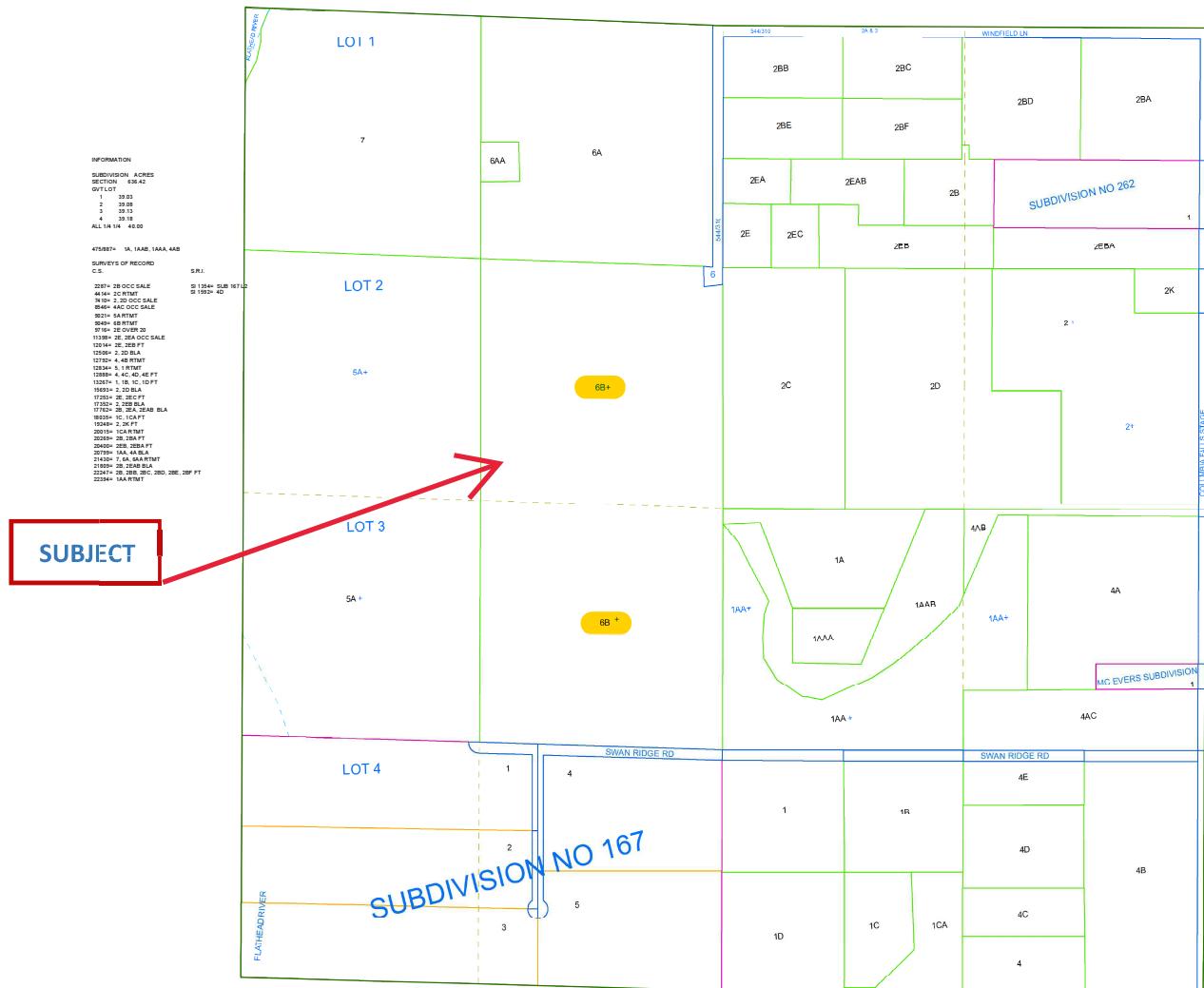
(Seal)

7 29 20

SCALE 1" = 400'



THIS MAP IS PREPARED ONLY FOR THE ADMINISTRATIVE USE OF FLATHEAD COUNTY AND IS NOT NECESSARILY AN ACCURATE REPRESENTATION OF THE LOCATION OR EXISTENCE OF TRACTS OF RECORD, THEIR BOUNDARIES OR EASEMENTS AND ROADWAYS.



12/30/22

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.

