


**Fidelity National Title**

**CHICAGO TITLE**
**TWO TRUSTED COMPANIES. ONE UNIFIED TEAM**

**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

### **LAKE SIDE:**

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](https://clients.sentrydynamics.net/geo)**

**[Montana.CTIC.com](https://clients.sentrydynamics.net/geo)**

Flathead County Property Profile



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

**Status:** Current

**Receipt:** 71880

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

**Mailing Address:**

3910 VISTA WAY STE 107  
OCEANSIDE, CA 920564513

**Legal Description:**

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


[Tax Comparison](#)

### 2024 Value:

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


[Detail](#)

### 2024 Taxes:


[View Pie Charts](#)

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


[Show Current Tax Bill](#)

[Detail](#)

### 2024 Payments:

<b>First Half:</b>	\$3,123.19
<b>Second Half:</b>	\$0.00
<b>Total:</b>	\$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](https://flathead.mt.gov/property_tax)

# County Tax Bill

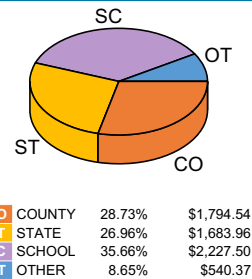
## Tax Year 2024

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

<b>Assessor #:</b>	0570334
<b>Tax District</b>	030702 / Deer Park Elementary
<b>Geo Code</b>	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	\$175.24	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	<b>TOTAL LEVY</b>	<b>355.070</b>	<b>\$5,920.08</b>	
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	<b>TOTAL TAX</b>		<b>\$6,246.37</b>	
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	\$55.18				
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				

### Distribution Breakdown



**2nd Half:** \$3,123.18

**2nd Half Due:** 05/31/2025

Assessor No: 0570334

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

**1st Half Due:** 11/30/2024

**Full Year Total:** \$6,246.37

**Total Due Date:** 11/30/2024

Assessor No: 0570334

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





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 19<sup>th</sup> St Ste 301  
Whitefish, MT 59937-2576

0570334, 0976436, 0187050

Approved 05/23/2022 tg

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### 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 SE $\frac{1}{4}$ NW $\frac{1}{4}$  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.*

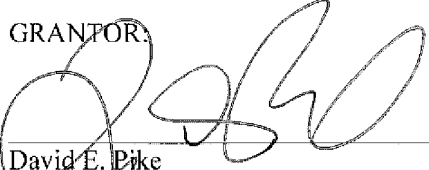
**\*\*SUBJECT TO CURRENT EASEMENTS, COVENANTS, MORTGAGE(S),  
RESERVATIONS AND ENCUMBRANCES OF RECORD.**



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

DATED this 17<sup>th</sup> day of MAY, 20 22.

GRANTOR:

  
\_\_\_\_\_  
David E. Pike

  
\_\_\_\_\_  
Lynette L. Pike

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



## 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)

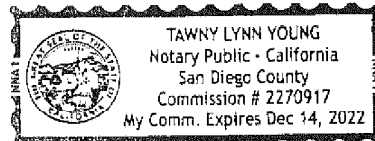
personally appeared David E. Pike and Lynne H. L. Pike  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that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

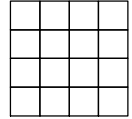
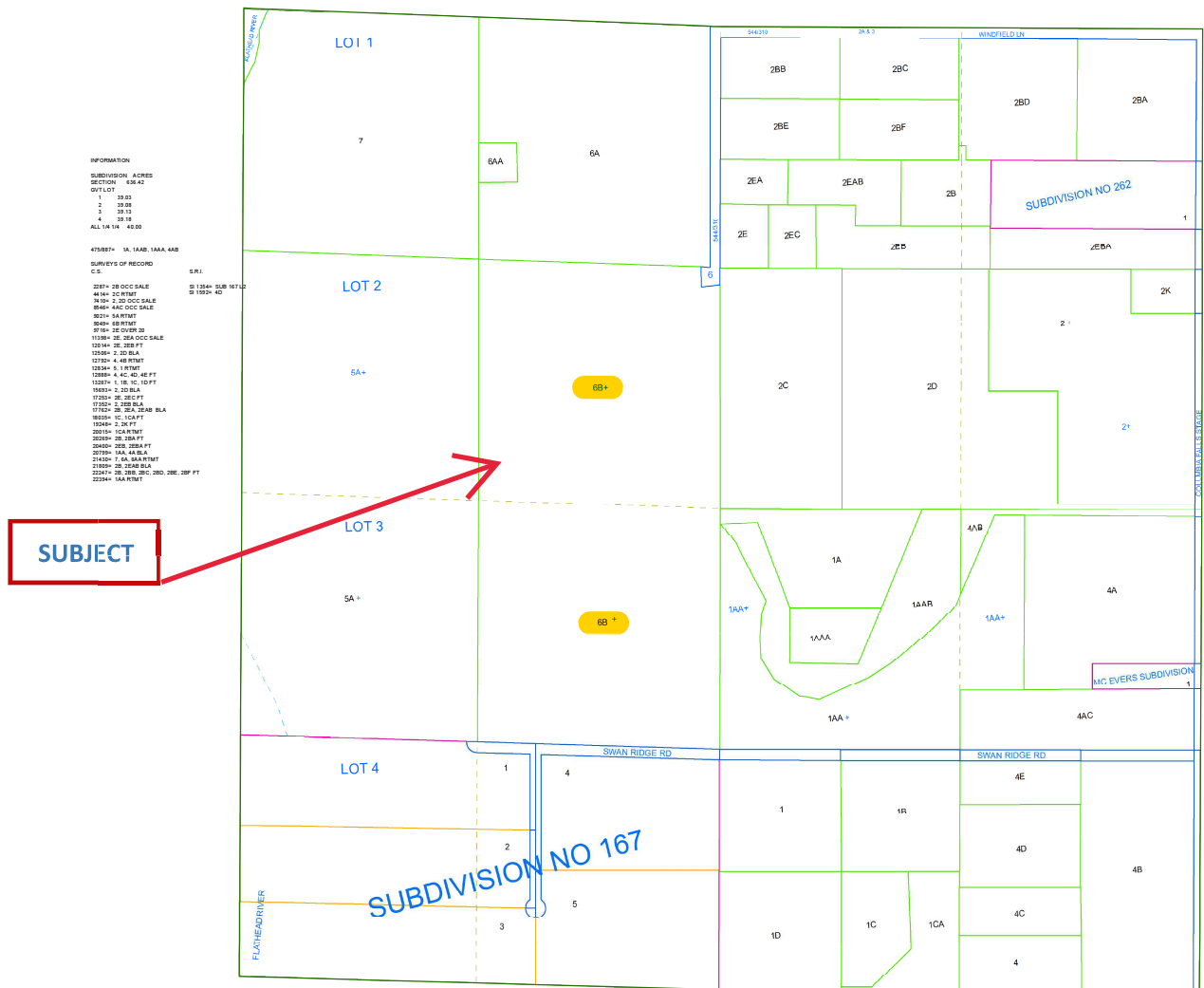
WITNESS my hand and official seal.

Signature

(Seal)



**SCALE 1" = 400'**

[illegible]

12/30/22

The map/plot 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.

