



PROPERTY INFORMATION

Date: 1/7/2026

Ownership: Cindy L. Cartwright

Property Address: TBD Upper Deep Creek, Townsend, MT 59644

Parcel Number: 0007001779

Brief Legal: S22, T07 N, R05 E, E2W2 LESS PORTION IN MEAGHER COS

Warmest Regards,

The Property Research Team at TitleOne

CService@titleonecorp.com

www.TitleOneCorp.com

Disclaimer

Any property information contained in this report is deemed reliable, but is not guaranteed, and subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

DEED OF DISTRIBUTION

This instrument is executed the 12th day of Sept., 2000, by the undersigned in the capacity of the duly-appointed, qualified, and acting Personal Representative of the estate of BERNICE E. CARTWRIGHT, deceased.

Proceedings for the administration of the estate being filed as Cause No. DP 99-10 in the Montana First Judicial District Court, County of Broadwater, at Townsend, Montana, the undersigned, as Personal Representative, has paid and discharged all obligations of the estate, determined the persons entitled to distribution of the estate properties according to law, and has paid and discharged all estate and inheritance taxes upon said estate, all as appears from the files in said cause.

NOW, THEREFORE, for the purpose of closing said estate and making proper distribution, as provided by law, the undersigned, as such Personal Representative, hereby assigns, transfers, and conveys to Cindy L. Cartwright, of P. O. Box 1743, East Helena, Montana 59635, the real property situated in Broadwater County, Montana, more particularly described as follows:

TOWNSHIP 7 NORTH, RANGE 5 EAST, P.M.M.

Section 22: E $\frac{1}{2}$ W $\frac{1}{2}$

TOWNSHIP 7 NORTH, RANGE 3 EAST, P.M.M.

Section 13: S $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$

IN WITNESS WHEREOF, the undersigned executes and acknowledges this instrument as of the date above stated.

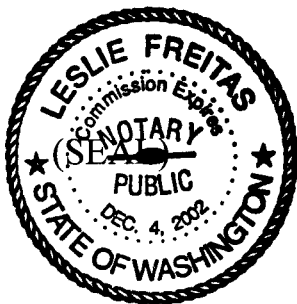
Carol A. Somers P.R.

CAROL A. SOMERS, Personal Representative
of the Estate of Bernice E. Cartwright, Deceased

State of Washington)
:SS

County of Jefferson)

This instrument was acknowledged before me on the 12th day of September ~~August~~, 2000 by Carol A. Somers, the Personal Representative of the Estate of Bernice E. Cartwright.



Leslie Freitas LESLIE FREITAS
Notary Public for the State of Washington
Residing at Chumacero Washington
My Commission expires 12/4/2002

STATE OF MONTANA
COUNTY OF BROADWATER] ss.

I hereby certify that the within instrument was filed in my office on the 22 day of Sept s.d. 2000 at 22 minutes past 3 o'clock P.m. and entered on page 23 of book 54 of micro Records of Broadwater County, state of Montana.

Claire Havelley
County Clerk and Recorder
By *Joyce Brown*
Fees 12.00



Property Details

Subject Property

, Townsend MT 59644

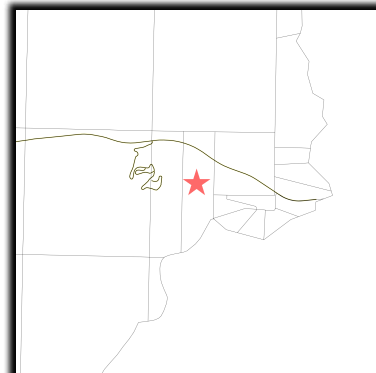
APN:

43159422201010000

County Name: Broadwater
 APN / Parcel Number: 43159422201010000
 Current Ownership: Cindy Cartwright

Site Address: , Townsend MT 59644
 Mail Address: 14 Trails End, East Helena MT 59635
 *Absentee Owner

Tract / Subdivision:
 Census Tract / Block: 000200 / 2221
 Lot / Block:
 Twn / Rng / Sec / Qtr: 07N / 05E / 22
 Brief Legal Description: S22, T07 N, R05 E, E2W2 LESS PORTION IN MEAGHER CO



Sale Information

Sale Recording Date: 09/22/2000 Title Company:
 Sale Price: Document #:
 Cost/SqFt: Vesting:
 Purchase Loan: Buyer Name(s): Cindy L Cartwright

Property Characteristics

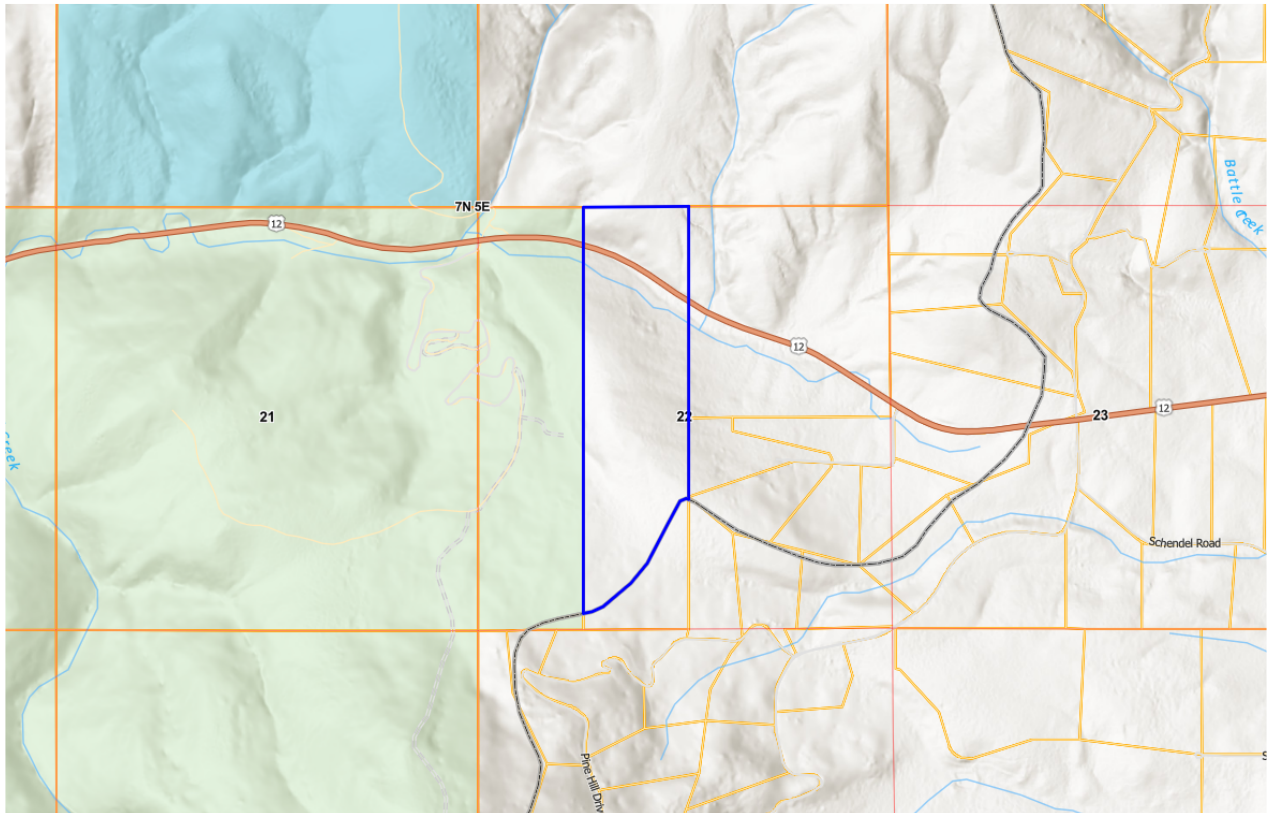
Property Type: Rural/Agricultural-Vacant Land
 Land Use: Vacant Land
 Building Type: Zoning:
 Total SqFt: Lot Size: 5,889,312 SqFt / 135.20 AC Year Built:
 Beds: Basement: Units:
 Baths: Pool: Buildings:
 Rooms: Ext / Roof: Heat/AC:
 Stories: Condition: Fireplace:
 Garage: Foundation: View:
 School District: Townsend K-12
 Watershed: Deep Creek

Assessment & Tax Info

Total Assessed Value: \$1,690	Market Value:	Tax Year: 2025
Land Value: \$1,690	Market Land Value:	Tax Exemption:
Improvement Value:	Market Improvement:	Tax Rate Area: 1050
Improvement %:	Tax Amount: \$16.64	

Tax Year: 2026

Scale: 1:22434.59 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Agricultural and Timber Properties

Geocode: 43-1594-22-2-01-01-0000

Assessment Code: 0007001779

Primary Owner:
CARTWRIGHT CINDY L
14 TRAILS END
EAST HELENA, MT 59635-3493
Note: See Owners section for all owners

Property Address:

Certificate of Survey:

Legal Description: S22, T07 N, R05 E, E2W2 LESS PORTION IN MEAGHER CO

Last Modified: 6/21/2025 21:24:3 PM

Cadastral Property Report

Tax Year: 2026

General Property Information

Neighborhood: 243.001	Property Type: Vacant Land
Living Units: 0	Levy District: 43-1050-7OUT
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 0	

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	135.2	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farm site	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	135.2	0
Total Forest Land	0	0
Total Market Land	0	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
9/22/2000	54	231	N/A		

Owners

Party #1

Default Information:	CARTWRIGHT CINDY L 14 TRAILS END EAST HELENA, MT 59635-3493
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	1/6/2011 9:45:7 AM

Tax Year: 2026

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	1690	0	1690	COST
2024	1606	0	1606	COST
2023	1606	0	1606	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

No commercial buildings exist for this parcel

Ag/Forest Land

Tax Year: 2026

Ag/Forest Land Item #1

Acre Type: G - Grazing
Class Code: 1601

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

Productivity

Quantity: 0.043
Units: AUM/Acre

Commodity: Grazing Fee

Valuation

Acres: 135.2
Value: n/a

Per Acre Value: n/a

Conservation Easements

No conservation easements exist for this parcel

Disclaimer

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Broadwater County | Detail

Date: 01/07/26
Time: 10:48:02 am

Broadwater County
Melissa Franks, Treasurer
515 Broadway

Tax ID: 0007001779
Type: Real

Name and Address
CARTWRIGHT CINDY L
14 TRAILS END
EAST HELENA MT 59635-3493

Property Tax Query TW Range SC Description
07N/05E /22 Geo 1594-22-2-01-01-0000 E2W2 LESS PORTION IN
MEAGHER CO

	YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt
Paid	25	12/03/25	12/01/25	54.86	0.00	0.00	109.70
Paid	25	12/03/25	06/01/26	54.84	0.00	0.00	
Paid	24	12/09/24	12/02/24	47.71	0.00	0.00	95.40
Paid	24	12/09/24	05/30/25	47.69	0.00	0.00	
Paid	23	12/01/23	11/30/23	47.97	0.00	0.00	95.93
Paid	23	12/01/23	05/31/24	47.96	0.00	0.00	
Paid	22	06/21/23	11/30/22	46.79	0.93	2.60	98.28
Paid	22	06/21/23	05/31/23	46.77	0.93	0.26	
Paid	21	06/21/23	11/30/21	47.15	0.95	7.33	108.48
Paid	21	06/21/23	05/31/22	47.12	0.95	4.98	
Paid	20	06/07/21	11/30/20	45.76	0.91	2.37	95.79
Paid	20	06/07/21	05/31/21	45.75	0.91	0.09	
Redeemed	19	06/01/21	12/02/19	44.16	0.88	6.62	101.10
Redeemed	19	06/01/21	06/01/20	44.15	0.88	4.41	
Paid	18	12/04/18	11/30/18	43.02	0.00	0.00	87.97
Paid	18	08/29/19	05/31/19	43.01	0.86	1.08	
Paid	17	06/18/18	11/30/17	42.31	0.84	2.25	88.67
Paid	17	06/18/18	05/31/18	42.29	0.84	0.14	
Paid	16	12/06/16	12/05/16	39.77	0.00	0.00	79.53
Paid	16	06/05/17	05/31/17	39.76	0.00	0.00	
Paid	15	12/01/15	11/30/15	40.28	0.00	0.00	80.55
Paid	15	06/01/16	06/30/16	40.27	0.00	0.00	

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V 2.0.2

Broadwater County | Detail

Date: 01/07/26
Time: 10:53:03 am

Broadwater County
Melissa Franks, Treasurer
515 Broadway

Tax ID: 0007001779
Type: Real

Name and Address
CARTWRIGHT CINDY L
14 TRAILS END
EAST HELENA MT 59635-3493

Property Print TW Range SC Description
07N 05E 22 E2W2 LESS PORTION IN MEAGHER Geocode: 1594-22-2-01-01-0000 CO

Class Taxable/\$	Dist	Quantity	Market
31601 Grazing Land 35.00	70	135.20	1,690.00
990017 SOIL 35.00	9030	0	0.00
990019 FOREST FIRE PROTECTION 91.83	9032	0	0.00

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V 2.0.2

Broadwater County | Detail

Date: 01/07/26
Time: 11:00:44 am

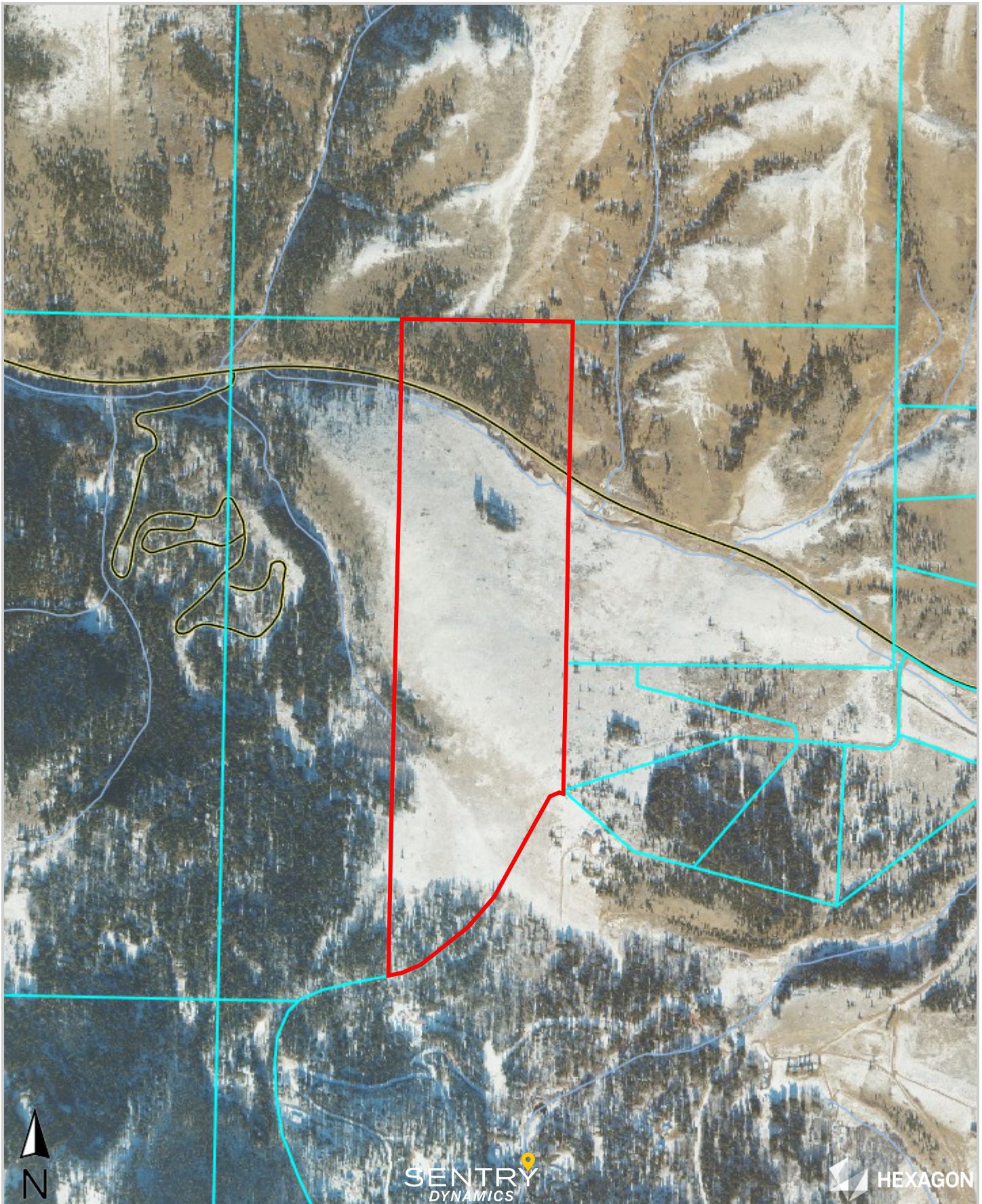
Broadwater County
Melissa Franks, Treasurer
515 Broadway

Tax ID: 0007001779
Type: Real

Name and Address
CARTWRIGHT CINDY L
14 TRAILS END
EAST HELENA MT 59635-3493

Taxes Due Query TW Range SC Description
07N/05E /22 E2W2 LESS PORTION IN MEAGHER CO Geo: 1594-22-2-01-01-0000

District	Tax Date	Int Date	PD?	Tax Amt	Penalty	Interest
7O RURAL 7	12/01/25	01/07/26	Y	8.91	0.00	0.00
9030 SOIL	12/01/25	01/07/26	Y	0.03	0.00	0.00
9032 FOREST FIRE PROTECTION	12/01/25	01/07/26	Y	45.92	0.00	0.00
7O RURAL 7	06/01/26	01/07/26	Y	8.91	0.00	0.00
9030 SOIL	06/01/26	01/07/26	Y	0.02	0.00	0.00
9032 FOREST FIRE PROTECTION	06/01/26	01/07/26	Y	45.91	0.00	0.00
Totals for 25				109.70	0.00	0.00
Total Tax, Penalty and Interest				109.70		



This 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.

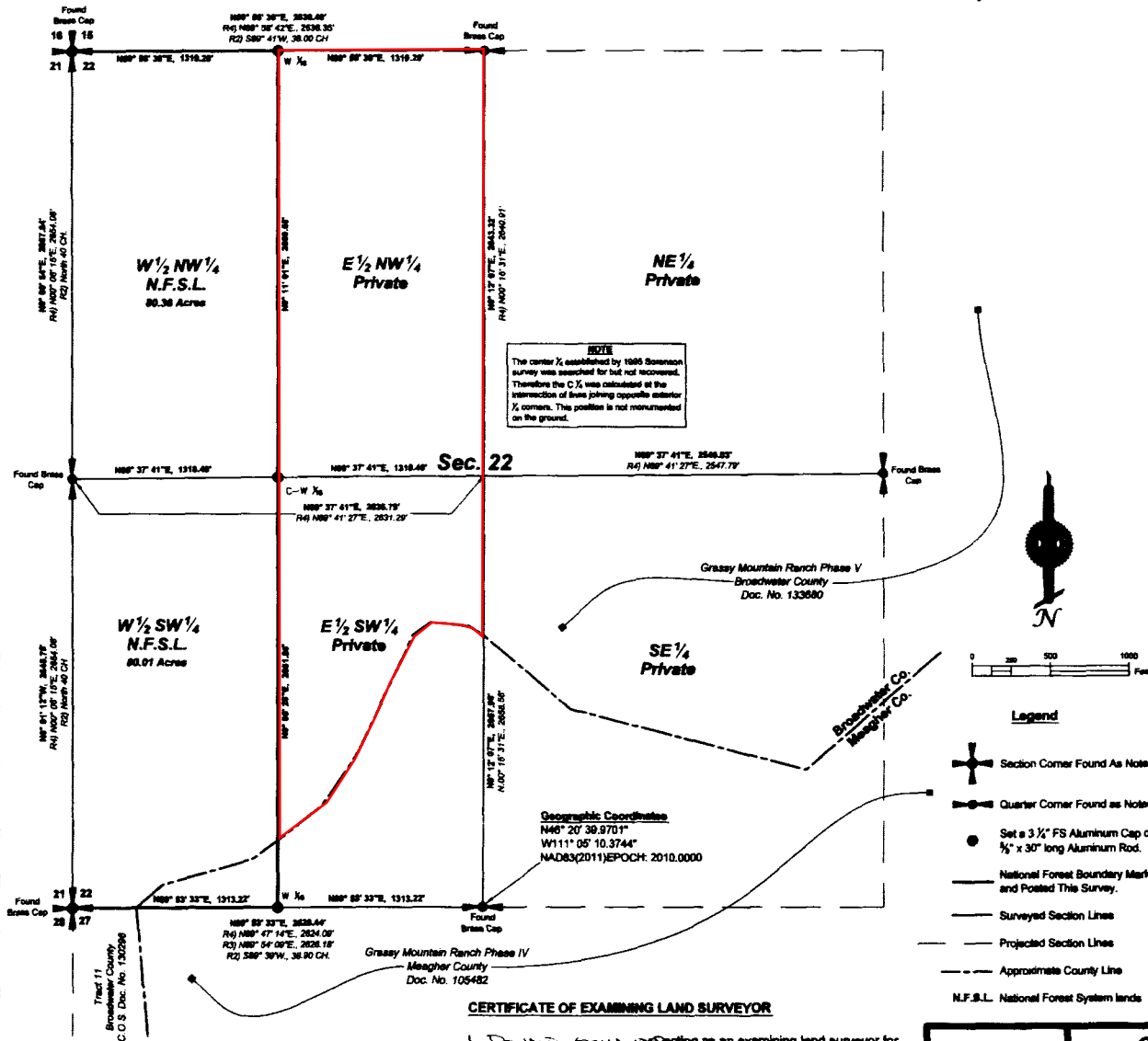
This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy.

CERTIFICATE OF SURVEY

DEPENDENT RESURVEY AND PARTIAL SECTION SUBDIVISION

SECTION 22, TOWNSHIP 7 NORTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, MONTANA

BROADWATER AND MEAGHER COUNTIES, MONTANA



PURPOSE OF SURVEY

The purpose of this survey is to retrace and mark the common boundaries between National Forest System Lands and privately owned lands. No new parcels are hereby created, therefore this survey is exempt from review as a subdivision under the Montana Subdivision and Platting Act (78-3-207, MCA).

HISTORY OF SURVEYS

- R1) 1882 G.L.O. survey of Subdivision Lines of Fractional T.7N., R.5E., by David E. Folsom.
- R2) 1913 G.L.O. survey of Subdivision Lines of Fractional T.7N., R.5E., by Ranney Y. Lyman and Otis Ross.
- R3) 1980 survey by Thomas Hallin (287 ES).
- R4) 1995 survey by Gordon Sorenson (2345 ES). Broadwater County Plat #194C / Meagher County Document No. 103778

METHOD OF SURVEY

Project control was established by static GPS methods, utilizing Trimble R8-3 GNSS receivers, and referenced to NAD83(2011) using the National Geodetic Survey On-line Positional User Service (OPUS).

Real Time Kinematics (RTK) techniques with the same GPS receivers were used to tie controlling corners and to establish points on the boundary line. When obscured by trees, conventional ground traverse methods were used.

Galvanized steel posts with Property Boundary decals were placed on the boundary at approximate 200 ft. intervals. The boundary was cleared of brush. Trees within three feet of the line were blazed with quarter blazes on the National Forest side of the line and face blazes on the private side of the line; blazes were painted red.

SURVEYOR'S NOTES

Additional monument information can be found on the Certified Corner Recordations filed concurrently with this Certificate of Survey.

Minor section subdivision corners not marked with a symbol are calculated points not monumented on the ground.

BASIS OF BEARINGS

Bearings are based upon the geodetic meridian as determined by static GPS observations taken at a random point. A local Transverse Mercator projection was established with an origin at the South 1/4 corner of Section 22, using a ground scale factor of 1.00027744 where the geodetic forward bearing equals the grid bearing.

CERTIFICATE OF SURVEYOR

I, Rebecca I. Stich, a licensed Professional Land Surveyor, do hereby certify that this survey was performed under my supervision during the months of May-July, 2014, in accordance with the provisions of the Montana Subdivision and Platting act (78-3-101-78-3-625, MCA) and the regulations adopted under that act.

Rebecca I. Stich
 Rebecca I. Stich
 Montana License No. 10565LS
 Helena, Montana



FOREST SUPERVISOR'S CERTIFICATE

This survey was made at my request for National Forest Management purposes.

William Avery
 William Avery
 Forest Supervisor

CERTIFICATE OF EXAMINING LAND SURVEYOR

I, DONALD W. BROWN, acting as an examining land surveyor for Broadwater County, Montana, do hereby certify that I have examined this Certificate of Survey and find that the survey data shown on the map meets the conditions set forth by or pursuant to 78-3-611(2)(a), MCA.

Donald W. Brown
 Examining Land Surveyor
 Montana License No. 54305



CERTIFICATE OF CLERK AND RECORDER

State of Montana, County of Broadwater, filed this 7 day of June, 2014 A.D. at 4:19 p.m. o'clock.
Sam Kauer, Deputy
 County Clerk and Recorder

CERTIFICATE OF SURVEY NO.

1/4 SEC.	SECTION	TOWNSHIP	RANGE	PRINCIPAL MERIDIAN, MONTANA
	22	7N	5E	BROADWATER COUNTY, MONTANA
DATE OF SURVEY: MAY - JULY 2014				
FIELD WORK: B. STICH, R. BROWN				
DRAWN BY: R. BROWN				
CHECKED BY: B. STICH				
SHEET 1 OF 1				