

Return to: Jackson, Murdo & Grant, P.C.  
203 North Ewing Street  
Helena, MT 59601

Ref: 6671-001

**EAGLE CANYON RANCH LANDOWNERS CORPORATION  
LIEN FOR ANNUAL ASSESSMENT FEES**

KNOW ALL MEN BY THESE PRESENTS:

That **GERALD R. GILES and NANCY J. GILES**, owners of 4244 North Fork Road, Cascade, Montana 59421, more particularly described as:

Lot 56, as shown on Certificate of Survey No. 496854/E, being a portion of Section 32, Township 16N, Range 2W, Montana Principal Meridian, County of Lewis and Clark, State of Montana, said Certificate of Survey having been recorded in the office of the Clerk and Recorder, Lewis and Clark County, Montana, on the 9<sup>th</sup> day of February, 1993.

are indebted to **EAGLE CANYON RANCH LANDOWNERS CORPORATION** ("Landowners") for the total sum of \$555 for accumulated annual assessment fees as authorized by the protective covenants, Bylaws, and rules of the Landowners.

<u>Due Date</u>	<u>Amount</u>
June 1, 2008	\$40.00
January 1, 2009	\$40.00
June 1, 2009	\$40.00
January 1, 2010	\$40.00
June 1, 2010	\$40.00
January 1, 2011	\$40.00
June 1, 2011	\$40.00
Attorneys' fees for lien	<u>\$275.00</u>
Total	<u>\$555.00</u>

GERALD R. GILES and NANCY J. GILES have been timely notified that said assessments were due and payable and they have failed and refused to pay the said assessments.



**3211069**  
Page: 1 of 3  
10/13/2011 01:43P

Lewis & Clark County

LIEN

Said payment is due and owing to the Landowners **as authorized and directed by the directors** of the Landowners, and that said monies have not been paid to the Landowners by said owner, and a lien is hereby claimed and filed against the real property herein described as authorized by the protective covenants of the Landowners. Said lien shall remain as a lien and charge upon the property herein described together with any charges connected with filing or releasing the lien.

If said lien is not paid, the Landowners may bring action to enforce payment of the same and recover, in addition to said payment, the costs of such action, including reasonable attorneys' fees.

The indebtedness owing, as stated in the foregoing lien is also a personal obligation of the owner of said property. This lien is filed in the Office of the County Clerk and Recorder of Lewis and Clark County, Montana as notice to all third persons of the assessment lien outstanding against said property.

Dated: September 15, 2011.

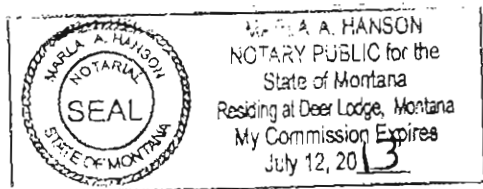
EAGLE CANYON RANCH  
LANDOWNERS CORPORATION

By: Deanna L. Lane  
Its: Secretary

STATE OF MONTANA  
County of Powell

Signed and sworn to (or affirmed) before me on September 13, 2011 by Deanna L. Lane as Secretary of Eagle Canyon Ranch Landowners Corporation.

(SEAL)



Mark A. Hanson  
(Signature)  
Mark A. Hanson  
(Printed Name)

Notary Public for the State of Montana  
Residing at Deer Lodge, Montana  
My Commission expires: July 12, 2013

G:\users\jhg\Missouri River Ranch & Eagle Canyon Ranch 6671\5 - Giles Lien.wpd



**CERTIFICATE OF SERVICE**

Notice of the Eagle Canyon Ranch Landowners Corporation Lien for Annual Assessment Fees was provided as required by the Declaration of Covenants, Conditions, Building Standards and Restrictions for Montana Recreational Properties, Inc. to:

Gerald R. Giles  
Nancy J. Giles  
4244 North Fork Road  
Cascade, MT 59421

Gerald R. Giles  
Nancy J. Giles  
3211 E. County Line Rd  
Idaho Falls, ID 83401-5163

and service was made by delivery of Certified and First Class Mail on October 13, 2011.

I verify that the above is accurate and true.

Dated: October 13, 2011.

JACKSON, MURDO & GRANT, P.C.

By: John H. Grant  
John H. Grant, Esq.  
Attorneys for Eagle Canyon Landowners Corporation

STATE OF MONTANA  
County of Lewis and Clark

Signed and sworn to (or affirmed) before me on October 13, 2011, by John H. Grant.

(SEAL)



Nancy L. Stepper  
Printed Name: Nancy L. Stepper  
Notary Public for the State of Montana  
Residing at Clancy, Montana  
My Commission expires: May 12, 2012

G:\users\jhg\Missouri Ranch Range & Eagle Canyon Ranch 6671\5 - Giles COS.wpd



Lewis & Clark County

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**3211069**

Page: 3 of 3  
10/13/2011 01:43P

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LJEN - 3211069

General Data					Return Address		
Document Number	3211069				JACKSON MURDO & GRANT PC		
Book Page					Address1		
					203 NORTH EWING		
					Address2		
Recording Date	Number Pages	Recording Fee	Documentary Fee	Total Fees	City	State	Zip
10/13/2011 01:43:00 PM	3	\$5.00			HELENA	MT	59601
Document Date	10/13/2011						
					Mailback Date		

Names	
Grantor	Grantee
GILES GERALD R	EAGLE CANYON RANCH LANDOWNERS CORPORATION
GILES NANCY J	

Related	
Document Number	Book Page

Notes
Notes
\$555.00

**Legal Data**

Lot: 56 Section: 32 Township: 16 Range: 2

You searched for: RecordingDateID >= Sun Jan 01 00:00:00 MST 1865 and <= Mon Apr 03 00:00:00 MDT 2017 and exact search in GranteeID for EAGLE CANYON RANCH LANDOWNERS CORPORATION and Document Types to Search Over:=LIEN

10 items found, displaying all items.1

Description	Summary	Add All to My Images
LIEN 3211070	Rec. Date: 10/13/2011 01:43:00 PM Book Page: Related: Rel Book Page: Grantor: SECRETARY OF VETERANS AFFAIRS Subdivision: EAGLE CANYON RANCH Lot: 40 Quarter: NW Secti...  Grantee: EAGLE CANYON RANCH LANDOWNERS CORPORATION \$675.00  Num Pages: 3	View Image Add to My Images
LIEN 3211068	Rec. Date: 10/13/2011 01:43:00 PM Book Page: Related: Rel Book Page: Grantor: PATON MATTHEW T, PATON JUDITH T Subdivision: EAGLE CANYON RANCH Lot: 62 Section: 32 Towns...  Grantee: EAGLE CANYON RANCH LANDOWNERS CORPORATION \$755.00  Num Pages: 3	View Image Add to My Images
LIEN 3211069	Rec. Date: 10/13/2011 01:43:00 PM Book Page: Related: Rel Book Page: Grantor: GILES GERALD R, GILES NANCY J Lot: 56 Section: 32 Township: 16 Range: 2  Grantee: EAGLE CANYON RANCH LANDOWNERS CORPORATION \$555.00  Num Pages: 3	View Image Add to My Images
LIEN 3211066	Rec. Date: 10/13/2011 01:43:00 PM Book Page: Related: Rel Book Page: Grantor: GODE JAY Subdivision: EAGLE CANYON RANCH Lot: 134 Quarter: NW Sect...  Grantee: EAGLE CANYON RANCH LANDOWNERS CORPORATION \$755.00  Num Pages: 3	View Image Add to My Images
LIEN 3211067	Rec. Date: 10/13/2011 01:43:00 PM Book Page: Related: Rel Book Page: Grantor: LINDENMUTH JOEL S Subdivision: EAGLE CANYON RANCH Lot: 133 Quarter: NW Sect...  Grantee: EAGLE CANYON RANCH LANDOWNERS CORPORATION \$475.00  Num Pages: 3	View Image Add to My Images
LIEN 3211071	Rec. Date: 10/13/2011 01:43:00 PM Book Page: Related: Rel Book Page: Grantor: BECKMAN HAROLD D Lot: 15 Section: 5 Township: 15 Range: 2  Grantee: EAGLE CANYON RANCH LANDOWNERS CORPORATION \$475.00	View Image Add to My Images

Num Pages: 3

LIEN  
3211072

Rec. Date: 10/13/2011 01:43:00 PM Book Page: Related: Rel Book Page:

Grantor: MEIER MARTHA SUE,  
LENDRUM RICHARD T

Subdivision: EAGLE CANYON RANCH  
Lot: 14 Section: 5 Townsh...

Grantee: EAGLE CANYON RANCH  
LANDOWNERS CORPORATION

\$875.00

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Num Pages: 3

LIEN  
3211073

Rec. Date: 10/13/2011 01:43:00 PM Book Page: Related: Rel Book Page:

Grantor: BRUYERE STEVE, BRUYERE  
LUANI

Subdivision: EAGLE CANYON RANCH  
Lot: 1 Section: 5 Townshi...

Grantee: EAGLE CANYON RANCH  
LANDOWNERS CORPORATION

\$555.00

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Num Pages: 3

LIEN  
3211075

Rec. Date: 10/13/2011 01:43:00 PM Book Page: Related: Rel Book Page:

Grantor: PERTILE DEAN R, LIVERGOOD  
JOANNE

Lot: 145 Section: 20 Township: 16  
Range: 2 , Lot: 145 Section: 29  
Township: 16 Range: 2

Grantee: EAGLE CANYON RANCH  
LANDOWNERS CORPORATION

\$1075.00

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Num Pages: 4

LIEN  
3211076

Rec. Date: 10/13/2011 01:43:00 PM Book Page: Related: Rel Book Page:

Grantor: PERTILE DEAN R, LIVERGOOD  
JOANNE

Lot: 137 Section: 20 Township: 16  
Range: 2 , Lot: 137 Section: 29  
Township: 16 Range: 2

Grantee: EAGLE CANYON RANCH  
LANDOWNERS CORPORATION

\$1075.00

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Num Pages: 4

10 items found, displaying all items.1

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76990-1



WARRANTYDEED

KNOW ALL MEN BY THESE PRESENTS:

That, for value received, Montana Recreational Properties, Inc., a corporation organized and existing under the laws of the State of Nevada, 210 Milwaukee Avenue, Deer Lodge, MT 59717 Grantor does hereby GRANT, BARGAIN SELL, CONVEY, WARRANT, AND CONFIRM UNTO

Gerald R. Gilles & Nancy J. Gilles

Grantee,

as Joint Tenants with Rights of Survivorship

whose residence and post office address is 4244 North Fork Road, Cascade, MT 59421 the following described real estate in Lewis & Clark County, Montana, to wit:

Lot 56, Area 20.01 Acres, as shown on Certificate of Survey No. 496854/E, being a portion of Section 32, Township 16N, Range 2W, Montana Principal Meridian, County of Lewis & Clark, State of Montana, said Certificate of Survey having been recorded in the office of the Clerk and Recorder, Lewis & Clark County, Montana, on the 9th day of February 19 93.

TOGETHER WITH AND SUBJECT TO:

Those easements, rights of way, reservations, restrictions and uses as set forth in that certain DECLARATION OF EASEMENTS AND RIGHTS OF WAY that certain DECLARATION OF COVENANTS, CONDITIONS, BUILDING STANDARDS AND RESTRICTIONS FOR Eagle Canyon Ranch recorded, respectively, in the Office of the Clerk and Recorder of Lewis & Clark County, State of Montana, in book (Film) M15 at page 9172 and Book (Film) M15 at page 9173, Document No. 522101 & 522102, being hereby incorporated by reference and made a part hereof.

AND ALSO SUBJECT TO all rights and obligations of the Grantee(s) as Members of the Eagle Canyon Ranch Landowners Corporation, as described and required in and by the By-Laws of said Corporation.

TOGETHER WITH all of the Grantor's rights and title to water, gas, oil, and minerals and one hundred percent (100%) of Grantor's timber rights appurtenant to the above-described Lot, AND SUBJECT TO the reservations and restrictions referred to above.

TO HAVE AND TO HOLD the above-described Lot, subject as aforesaid with the rights appurtenant thereto, unto the Grantee(s) in the tenancy above stated, and the heirs and successors in interest of the Grantee(s) in fee simple forever.

AND THE GRANTOR, for itself and its successors and assigns, hereby covenants to and with the Grantee(s), his, her or their successors in interest, that the Grantor has full right and authority to execute this instrument, that the Lot above described is free and clear of debts and monetary liens except such as may have been allowed to attach by the Grantee(s), and the Grantor hereby warrants that it will forever defend the title hereby conveyed and intended to be conveyed, subject as aforesaid, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto duly executed these presents effective this 6th day of April, 2004.

By [Signature] Its President "Grantor" STATE OF MONTANA County of Powell



On this day 6th of April, in the year 2004, before me the undersigned, A NOTARY PUBLIC for the State of Montana personally appeared Jim Lane, known to me to be the President of Montana Recreational Properties, Inc. the corporation that executed the within Warranty Deed, and acknowledged to me that such corporation executed the same.

[Signature: Marla A. Hanson]

NOTARY PUBLIC for the State of Montana Residing at Deer Lodge, Montana My Commission expires July 12, 2005



I hereby certify that this instrument was filed for record at o'clock, .M., this day of 19, in my office and duly recorded in Book (Film) of DEEDS at Page

County Clerk & Recorder

By Deputy Recorder

**After recording return to:**

Chicago Title Company  
101 River Drive North-Lower Plaza  
Great Falls, MT 59401

Order No. CTMT-GF-99068-01

**FILED AT THE REQUEST  
OF CHICAGO TITLE**

**WARRANTY DEED**

For Value Received Gerald R. Gilles, the grantor(s) do(es) hereby grant, bargain, sell and convey unto MARK J. PIELOCH, P O BOX 120489, MELBOURNE, FL 32912-0489, the grantee(s), the following described premises, in Lewis & Clark County, Montana, to-wit:

Lot 56 of Certificate of Survey No. 496854/E filed February 9, 1993 and being located in Section 32, Township 16 North, Range 2 West, M.P.M., Lewis and Clark County, Montana. (Also known as Lot 56 of Eagle Canyon Ranch)

TO HAVE AND TO HOLD unto the Grantee and to the heirs and assigns forever, subject, however, to:

- (a) All reservations and exceptions of record and in patents from the United States or the State of Montana;
- (b) All existing easements and rights of way of record, building, use, zoning, sanitary and environmental restrictions;
- (c) Taxes and assessments for the year 2014 and subsequent years;
- (d) All prior conveyances, leases or transfers of any interest in minerals, including oil, gas and other hydrocarbons;

Except with reference to items referred to in paragraphs above, this Deed is given with the usual covenants expressed in §30-11-110, Montana Code Annotated.

This conveyance is made and accepted upon the express agreement that the consideration heretofore paid constitutes an adequate and full consideration in money or money's worth.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5 day of May, 2014.

*Gerald R. Gilles*  
Gerald R. Gilles

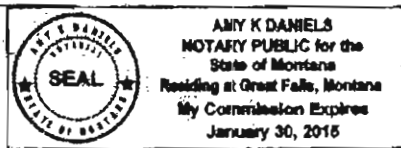
STATE OF Montana COUNTY OF Cascade ) ss.

I, Amy K. Daniels, a Notary Public of the County and State first above written, do hereby certify that Gerald R. Gilles, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of May, 2014.

*Amy K. Daniels*

Amy K. Daniels  
Notary Public for the State of Montana  
Residing in Great Falls, MT  
My Commission Expires: 01/30/2015







# LEWIS & CLARK COUNTY

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**Property Tax ID:** 28645

**Status:** Current

**Receipt:** 21950

**2016 Owner(s):**  
PIELOCH MARK J

**Mailing Address:**

PO BOX 120489  
MELBOURNE, FL 329120489

**Levy District:**

13-04, Tax District 13

**2016 Value:**

**Market:** \$80,057  
**Taxable:** \$1,197

**2016 Taxes:**

[View Pie Charts](#)

**First Half:** \$319.72 **Due:** 12/9/2016  
**Second Half:** \$311.92 **Due:** 5/31/2017  
**Total:** \$631.64

**2016 Payments:**

**First Half:** \$319.72  
**Second Half:** \$311.92  
**Total:** \$631.64

(May include penalty & interest)

[Detail](#)

[Detail](#)

**2016 Legal Records:**

**Geo Code:** 05-2554-32-3-01-10-0000 **Deed Book:** M48 **Page:** 4851 **Instru#:** 3257559 **Date:** 2014-05-05

**Property address:** 4244 N FORK RD, CASCADE MT 59421

**TRS:** T16 N, R02 W, Sec. 32

**Legal:** S32, T16 N, R02 W, C.O.S. 496854/E,  
PARCEL 56, IN W2SW4SW4

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 04/05/2017 10:00 AM.

**Send Payments To:**

316 North Park Ave. - Room #113  
Helena, Montana 59623

