

Fidelity National Title

CHICAGO TITLE

TWO TRUSTED COMPANIES. ONE UNIFIED TEAM.

RESIDENTIAL | COMMERCIAL | BUILDER SERVICES

PROPERTY PROFILE

CUSTOM REPORT PREPARED FOR:
Sara Townsley | SterlingCRE Advisors

Missoula, MT 59808

August 14, 2026

**VISIT US ONLINE FOR CONTACT INFO,
LOCATIONS, & HELPFUL INFORMATION**



FNT ONLINE
FNTMontana.com



CTC ONLINE
ChicagoTitleMontana.com

LOCAL TEAMS TO SERVE YOU THROUGHOUT THE STATE of MONTANA

Bozeman | Bigfork | Billings | Great Falls | Lakeside | Missoula | Whitefish | Columbia Falls | Hamilton | Kalispell

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Fidelity National Title Company makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

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. 08/14/2026 Prepared by: Rene Baca



PROPERTY INFORMATION

Date:

8/14/2026

Prepared By:

Customer Service

Property Address:

Missoula 59808

Parcel Number:

04220018208030000

Disclaimer

Any property information contained in this email is 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.



Missoula County Property Profile

Assessor #: **0421187002**
Parcel #: **0421187002**
Owner: **Pact Development LLC**
Co-owner:
Site:
Missoula MT 59808-
Mail: 120 W Cataldo Ave
Spokane WA 99201-3211
Land Use: VAC - Vacant Land
Zoning:
School Dist: Missoula High
Census: 1006 000205
Legal: S18, T13 N, R19 W, C.O.S. 6817, ACRES 8, TRACT 4

ASSESSMENT INFORMATION

Assessed Land: **\$343,200.00**
Assessed Impr:
Assessed Total: **\$343,200.00**
Exemption:
Taxes: **\$2,497.63**
Levy Code: 0586
Levy Rate: 846.3600

SALE & LOAN INFORMATION

Sale Date: 08/28/2025
Sale Amount:
Document #: 202512731
Deed Type: Warranty Deed
Loan Amount:
Lender:
Loan Type:
Interest Type:
Title Co: NONE LISTED ON DOCUMENT

PROPERTY CHARACTERISTICS

Year Built:
Year Remodeled:
Bedrooms:
Bathrooms:
Total Area:
1st Floor:
2nd Floor:
Basement Fin:
Basement Unfin:
Lot Size Ac: 1.49 Acres
Lot Size SqFt: 64,904 SqFt
Garage:
Garage Type:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood: 204.002
Impr Type:
Waterfront:

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.

Missoula County Parcel Information

Fidelity National Title

CHICAGO TITLE

TWO TRUSTED COMPANIES. ONE UNIFIED TEAM.

Parcel Information

Assessor Number: **0421187002**

Parcel: **04220018208030000**

Site Address:
Missoula MT 59808

Owner: Pact Development LLC

Owner Address: 120 W Cataldo Ave
Spokane WA 99201 - 3211

Township/Range/Section: 13N / 19W / 18

Parcel Size: 1.4900 Acres (64,904 SqFt)

Plat/Subdivision:

Census Tract/Block: 000205 / 1006

Waterfront:

Assessment Year: 2025

Total Land Value: \$343,200.00

Total Impr Value: \$0.00

Total Value: \$343,200.00

Tax Information

Tax Year	Annual Tax
2025	\$2,497.63
2024	\$3,358.33
2023	\$3,107.63

Legal

S18, T13 N, R19 W, C.O.S. 6817, ACRES 8, TRACT 4

Land

Land Use: VAC - Vacant Land

Neighborhood: 204.002

Sewer:

Recreation
Name:

Zoning:

School District: Missoula High

Watershed: Clark Fork River-Rattlesnake Creek

Recreation Type:

Improvement

Year Built:

Bedrooms:

Stories:

Bathrooms:

Full Baths:

Half Baths:

Build Type:

Foundation:

Heat:

Total Area:

Fin SqFt:

Roof Covering:

Basement

Ext Walls:

Roof Style:

Fin/Unfin:

Garage:

Carport SqFt:

Deck SqFt:

Porch SqFt:

Transfer Information

Rec. Date: 08/28/2025

Doc Num: 202512731

Doc Type: Warranty Deed

Owner: Pact Development LLC

Grantor: MULLAN LAND HOLDING LLC

Orig. Loan Amt:

Title Co: NONE LISTED ON DOCUMENT

Finance Type:

Loan Type:

Lender:

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.

Missoula County Property Profile



Parcel #	04220018208030000	Owner	Pact Development LLC
Ref Parcel	421187002	Owner Address	120 W Cataldo Ave Spokane WA 99201 - 3211
Site Address	Missoula MT 59808	Market Total Value	
Lot Size	1.49 Acres (64,904 SqFt)	Assessed Total Value	\$343,200.00
Building Area		Year Built	
School District	Missoula High	Zoning	
Bedrooms		Subdivision	
Bathrooms		Land Use / Land Use Std	VAC - Vacant Land / 8001 - Residential-Vacant Land

Legal S18, T13 N, R19 W, C.O.S. 6817, ACRES 8, TRACT 4



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.

Property Details

Subject Property

, Missoula MT 59808

APN:
04220018208030000

County Name: Missoula
APN / Parcel Number: 04220018208030000
Current Ownership: Pact Development LLC

Site Address: , Missoula MT 59808
Mail Address: 120 W Cataldo Ave, Spokane WA 99201
*Out of State Owner

Tract / Subdivision:
Census Tract / Block: 000205 / 1006
Lot / Block:
Twn / Rng / Sec / Qtr: 13N / 19W / 18
Brief Legal Description: S18, T13 N, R19 W, C.O.S. 6817, ACRES 8, TRACT 4



Sale Information

Sale Recording Date:	08/28/2025	Title Company:	NONE LISTED ON DOCUMENT
Sale Price:		Document #:	202512731
Cost/SqFt:		Vesting:	
Purchase Loan:		Buyer Name(s):	Pact Development LLC

Property Characteristics

Property Type:	Residential-Vacant Land			
Land Use:	Vacant Land			
Building Type:		Zoning:		
Total SqFt:		Lot Size:	64,904 SqFt / 1.49 AC	Year Built:
Beds:		Basement:		Units:
Baths:		Pool:		Buildings:
Rooms:		Ext / Roof:		Heat/AC:
Stories:		Condition:		Fireplace:
Garage:		Foundation:		View:
School District:	Missoula High			
Watershed:	Clark Fork River-Rattlesnake Creek			

Assessment & Tax Info

Total Assessed Value:	\$343,200	Market Value:		Tax Year:	2025
Land Value:	\$343,200	Market Land Value:		Tax Exemption:	
Improvement Value:		Market Improvement:		Tax Rate Area:	0586
Improvement %:		Tax Amount:	\$2,497.63		



Missoula County Property Profile

Assessor #: **0421187002**
Parcel #: **04220018208030000**
Owner: **Pact Development LLC**
Co-owner:
Site:
Missoula MT 59808-
Mail: 120 W Cataldo Ave
Spokane WA 99201
Land Use: VAC - Vacant Land
Zoning:
School Dist: Missoula High
Census: 1006 000205
Legal: S18, T13 N, R19 W, C.O.S. 6817, ACRES 8, TRACT 4

ASSESSMENT INFORMATION

Assessed Land: **\$343,200.00**
Assessed Impr:
Assessed Total: **\$343,200.00**
Exemption:
Taxes: **\$2,497.63**
Levy Code: 0586
Levy Rate: 846.3600

SALE & LOAN INFORMATION

Sale Date: 08/28/2025
Sale Amount:
Document #: 202512731
Deed Type: Warranty Deed
Loan Amount:
Lender:
Loan Type:
Interest Type:
Title Co: NONE LISTED ON DOCUMENT

PROPERTY CHARACTERISTICS

Year Built:
Year Remodeled:
Bedrooms:
Bathrooms:
Total Area:
1st Floor:
2nd Floor:
Basement Fin:
Basement Unfin:
Lot Size Ac: 1.49 Acres
Lot Size SqFt: 64,904 SqFt
Garage:
Garage Type:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood: 204.002
Impr Type:
Waterfront:

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.

Missoula County Property



Parcel Information	
Parcel Id (APN)	04220018208030000
Tax / Account #	421187002
Site Address	Missoula MT 59808 -
Owner	Pact Development LLC 120 W Cataldo Ave Spokane WA 99201 - 3211
TwN Rng Sec Qtr	13N 19W 18
Parcel Size	1.49 Acres (64,904 SqFt)
Plat / Subdivision	
Lot Block	
Map Grid	
Census Tract Block	000205 1006

Assessment Information	
Market Land Value	\$0.00
Market Improv. Value	\$0.00
Market Total Value	\$0.00
Assessed Total Value	\$343,200.00 (2025)

Tax Information	
Levy Code	0586
Levy Rate	846.36 (2026)
Tax Year 1	2025
Tax Total	\$2,497.63

Legal
S18, T13 N, R19 W, C.O.S. 6817, ACRES 8, TRACT 4

Land			
Land Use County	Vacant Land	Building Type	
Land Use Standard	Residential-Vacant Land	Building Use	
Zoning		Parcel Type	Vacant
Neighborhood		School District Name	Missoula High

Improvements					
Year Built	0	Stories	0.0	Finished SqFt	0
Beds (Baths)	0.0 (0.00)	Garage SqFt	0	Unfinished SqFt	0

Transfer Information					
Sale Date	8/21/2025	Sale Amount	\$0.00	Document Number	202512731
Record Date	8/28/2025	Loan Amount	\$0.00	Document Type	71 - Warranty Deed

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. 08/14/2026



Missoula county

Shopping Cart: 0 items [\$0.00]

New Search

History

Payoff

Pay Taxes

Help

Parcel Number: 421187002

Status: Paid

Receipt: 36997

2025 Owner(s):
PACT DEVELOPMENT LLC

Mailing Address:

120 W CATALDO AVE
SPOKANE, WA 992013211

Levy District:

4.1, CITY, HELLGATE, TRANSPORT

Tax Comparison

2025 Value:

Market Value \$343,200
Taxable: \$2,608

Detail

2025 Taxes:

View Pie Charts

First Half:	\$1,248.83	Due: 12/1/2025
Second Half:	\$1,248.80	Due: 6/1/2026
Total:	\$2,497.63	

Show Current Tax Bill

Detail

2025 Payments:

First Half:	\$1,248.83
Second Half:	\$1,248.80
Total:	\$2,497.63

(May include penalty & interest)

2025 Legal Records:

Geo Code: 04-2200-18-2-08-03-0000 **Deed Book:** 1117 **Page:** 119 **Instru#:** 202512731 **Date:** 2025-08-28

TRS: T13 N, R19 W, Sec. 18

Legal: S18, T13 N, R19 W, C.O.S. 6817, ACRES 8,
TRACT 4

Acres: 8.00

COS: 6817

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 08/13/2026 07:30 PM.

If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.



© 2026 Tyler Technologies, Inc. iTax Version 2026.2.6.0



Missoula county

Shopping Cart: 0 items [\$0.00]

[New Search](#)[Detail](#)[View Pie Charts](#)[Help](#)

Tax Year: 2025 **Parcel Number:** 421187002

Status: Paid

Type: RE

Owner: PACT DEVELOPMENT LLC

2025 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
36997	City	CITY OF MSLA GEN FUND	\$345.09	\$345.09
36997	City	CPRK CITY PARK DIST.	\$69.00	\$69.00
36997	City	CRD CITY ROAD DIST.	\$70.00	\$70.00
36997	County	ROSP COUNTY OPEN SPACE	\$3.97	\$3.96
36997	County	CO. WEED CONTROL	\$2.91	\$2.91
36997	County	COUNTY HISTORICAL MUSEUM	\$2.91	\$2.91
36997	County	COUNTY PARKS & REC	\$4.54	\$4.54
36997	County	CO.PERMISSIVE MEDICAL LEVY	\$15.62	\$15.62
36997	County	CO PERMISSIVE SRS RETIREMENT	\$8.35	\$8.35
36997	County	COUNTY/CITY PLANNING	\$2.69	\$2.69
36997	County	COUNTY PROP & LIAB. INS.	\$4.85	\$4.85
36997	County	COUNTY PUBLIC SAFETY FUND	\$31.28	\$31.28
36997	County	RELATIONSHIP VIOLENCE SERVICES	\$2.86	\$2.86
36997	County	CO. AGING SERVICES	\$7.28	\$7.28
36997	County	COUNTY PUBLIC WORKS BRIDGES	\$3.76	\$3.75
36997	County	CAPITAL IMPROVEMENTS	\$5.85	\$5.85
36997	County	COUNTY SEARCH & RESCUE	\$0.33	\$0.33
36997	County	SHERIFF BUILDING BONDS	\$0.33	\$0.33
36997	County	CO. SUBSTANCE ABUSE PREVENT	\$1.50	\$1.50
36997	County	COUNTY TECH FUND	\$7.86	\$7.86
36997	County	COMMUNITY & PLANNING SVC	\$5.52	\$5.52
36997	County	COMMUNITY ASSISTANCE FUND	\$3.26	\$3.26
36997	County	COUNTY COMMUNITY DAYCARE	\$0.26	\$0.26
36997	County	DETENTION CENTER	\$49.83	\$49.83
36997	County	DISTRICT COURT	\$2.66	\$2.66
36997	County	ELECTIONS CENTER	\$2.13	\$2.13
36997	County	COUNTY EXTENSION SERVICE	\$2.99	\$2.99
36997	County	COUNTY FAIR	\$2.66	\$2.66

36997	County	COUNTY GENERAL FUND	\$69.93	\$69.93
36997	County	GRANTS AND COMMUNITY SERVICES	\$3.34	\$3.34
36997	County	JUDGEMENT LEVY 2022	\$3.10	\$3.10
36997	County	JUDGEMENT LEY 2026	\$1.64	\$1.64
36997	County	COUNTY LIBRARY	\$13.46	\$13.46
36997	County	LIBRARY GO BONDS	\$8.06	\$8.06
36997	County	LTGO 2017 BONDS	\$0.82	\$0.82
36997	County	COUNTY MENTAL HEALTH TREAT.	\$0.43	\$0.43
36997	Local School	101 HELLGATE ELEM GEN	\$59.20	\$59.20
36997	Local School	110 HELLGATE ELEM TRANS	\$23.00	\$23.00
36997	Local School	111 HELLGATE ELEM BUS DEP	\$0.22	\$0.22
36997	Local School	113 HELLGATE ELEM TUITION	\$9.99	\$9.99
36997	Local School	128 HELLGATE ELEM TECH	\$2.02	\$2.02
36997	Local School	150 HELLGATE ELEM DEBT	\$47.80	\$47.80
36997	Local School	161 HELLGATE ELEM BUILD RES	\$2.07	\$2.07
36997	Local School	201 MCHS GEN FUND	\$48.30	\$48.30
36997	Local School	210 MCHS TRANSPORTATION	\$10.95	\$10.95
36997	Local School	211 MCHS BUS DEP	\$0.06	\$0.06
36997	Local School	213 MCHS TUITION	\$5.06	\$5.06
36997	Local School	217 MCHS ADULT ED	\$5.48	\$5.48
36997	Local School	228 MCHS TECHNOLOGY	\$3.14	\$3.14
36997	Local School	229 MCHS FLEX	\$1.66	\$1.66
36997	Local School	250 MCHS DEBT SERVICE	\$17.59	\$17.59
36997	Local School	261 MCHS BUILDING RESERVE	\$3.91	\$3.91
36997	Local School	TRANSPORTATION-HS/ELEMENTARY	\$2.36	\$2.36
36997	Local School	RETIREMENT-ELEMENTARY	\$19.61	\$19.61
36997	Local School	RETIREMENT-HIGH SCHOOL	\$9.58	\$9.58
36997	Special Districts	SOC SOIL CONSERV. DIST.	\$2.20	\$2.19
36997	Special Districts	MSLA URBAN TRANS DIST	\$79.90	\$79.90
36997	State School	STATE HS EQUALIZATION	\$28.69	\$28.69
36997	State School	STATE ELEM EQUALIZATION	\$43.03	\$43.03
36997	State School	STATE UNIVERSITY MILLAGE	\$7.82	\$7.82
36997	State School	STATE VO-TECH MILLAGE	\$1.96	\$1.96
36997	State School	STATE SCHOOL FOUNDATION EQUAL.	\$52.16	\$52.16

1st Half Total:	\$1,248.83
2nd Half Total:	\$1,248.80
Total Tax:	\$2,497.63

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 08/13/2026 07:30 PM.

If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.



© 2026 Tyler Technologies, Inc. iTax Version 2026.2.6.0



Missoula county

Shopping Cart: 0 items [\$0.00]

New Search

Detail

Payoff

Help

Parcel Number: 421187002

Status: Paid

Type: RE

Owner: PACT DEVELOPMENT LLC

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2025	36997	10/11/2025	\$2,497.63	12/2/2025 5/28/2026	\$1,248.83 \$1,248.80	
2024	36817	10/12/2024	\$3,358.33	6/27/2025 6/27/2025	\$1,807.98 \$1,724.23	
2023	37304	10/29/2023	\$3,107.63	12/11/2023 7/1/2024	\$1,586.17 \$1,598.09	
2023	87358	03/16/2024	\$66.00	7/1/2024	\$0.00 \$67.89	
2022	36336	10/15/2022	\$3,213.18	11/23/2022 5/26/2023	\$1,606.59 \$1,606.59	

**** Paid Amount may include penalty & interest**

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 08/13/2026 07:30 PM.

If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.





Missoula County Treasurer
Tyler R Gernant
200 West Broadway Street
Missoula, MT 59802

2025 Real Estate Tax Statement
RETURN THIS STUB WITH YOUR PAYMENT

1ST HALF PAYMENT

PARCEL #: 421187002 STATEMENT#: 36997



DUE BY 5:00 P.M. ON OR BEFORE: 12/01/2025

FIRST HALF AMOUNT DUE: \$1,248.83

Sign up for tax notifications () - or at taxreminders.us
Carrier charges may apply. Pay online at missoulataxes.us Make checks payable
to [Missoula County Treasurer](#).

PACT DEVELOPMENT LLC
120 W CATALDO AVE
SPOKANE WA 99201-3211

2025 0421187002 00036997 0000124883 0000249763 9



Missoula County Treasurer
Tyler R Gernant
200 West Broadway Street
Missoula, MT 59802

2025 Real Estate Tax Statement
RETURN THIS STUB WITH YOUR PAYMENT

2ND HALF PAYMENT

PARCEL #: 421187002 STATEMENT#: 36997



DUE BY 5:00 P.M. ON OR BEFORE: 06/01/2026

SECOND HALF AMOUNT DUE: \$1,248.80

Sign up for tax notifications () - or at taxreminders.us
Carrier charges may apply. Pay online at missoulataxes.us Make checks payable
to [Missoula County Treasurer](#).

PACT DEVELOPMENT LLC
120 W CATALDO AVE
SPOKANE WA 99201-3211

2025 0421187002 00036997 0000124883 0000249763 9

GENERAL TAX DETAIL

Levy Description	Amount	Levy Description	Amount	Levy Description	Amount
City		COMMUNITY JUSTICE DEPARTMENT	5.72	Special Districts	
CITY OF MISSOULA GEN FUND	690.18	COUNTY SEARCH/RESCUE(Voted)	0.42	MSLA URBAN TRANS DIST**	159.80
County		SEARCH/RESCUE SEELEY(Voted)	0.24	State School	
COUNTY AGING SERVICES(Voted)	14.56	SHERIFF BUILDING BONDS	0.66	STATE ELEM EQUALIZATION	86.06
COUNTY PUBLIC WORKS BRIDGES	7.51	COUNTY SUBSTANCE ABUSE PR(Voted)	3.00	STATE HS EQUALIZATION	57.38
CAPITAL IMPROVEMENTS	11.70	COUNTY TECHNOLOGY FUND	15.72	STATE SCHOOL FOUNDATION EQUAL	104.32
COMMUNITY & PLANNING SVC	11.04	COUNTY WEED CONTROL(Voted)	5.82	STATE UNIVERSITY MILLAGE(Voted)	15.64
COMMUNITY ASSISTANCE FUND	6.52	Total County	546.01	STATE VO-TECH MILLAGE	3.92
CHILDCARE PROVIDER TRAINING	0.52	Local School		Total State School	267.32
DETENTION CENTER	99.66	101 HELLGATE ELEM GEN	118.40	Total General Taxes	2,207.31
DISTRICT COURT	5.32	110 HELLGATE ELEM TRANS	46.00		
ELECTIONS CENTER	4.26	111 HELLGATE ELEM BUS DEPR	0.44		
COUNTY EXTENSION SERVICE	5.98	113 HELLGATE ELEM TUITION	19.98		
COUNTY FAIR	5.32	128 HELLGATE ELEM TECH(Voted)	4.04		
COUNTY GENERAL FUND	139.86	150 HELLGATE ELEM DEBT SVC(Voted)	95.60		
GRANTS AND COMMUNITY SERVICES	6.68	161 HELLGATE ELEM BLDG RESERVE	4.14		
JUDGEMENT LEVY 2022	6.20	201 MSLA CO HIGH SCH GEN	96.60		
JUDGEMENT LEVY 2026	3.28	210 MSLA CO HIGH SCH TRANS	21.90		
COUNTY LIBRARY(Voted)	26.92	211 MSLA CO HIGH SCH BUS DEPR	0.12		
LIBRARY GO BONDS(Voted)	16.12	213 MSLA CO HIGH SCH TUITION	10.12		
LTGO 2017 BONDS(Voted)	1.64	217 MSLA CO HIGH SCH ADULT ED	10.96		
COUNTY MENTAL HEALTH TREATME	0.86	228 MSLA CO HIGH SCH TECH(Voted)	6.28		
COUNTY HISTORICAL MUSEUM(Voted)	5.82	229 MSLA CO HIGH SCH FLEX	3.32		
COUNTY PARKS & RECREATION(Voted)	9.08	250 MSLA CO HIGH SCH DEBT SV(Voted)	35.18		
COUNTY PERMISSIVE MEDICAL LEVY	31.24	261 MSLA CO HIGH SCH BLDG RES	7.82		
COUNTY PERMISSIVE SRS RETIREME	16.70	RETIREMENT-ELEMENTARY	39.22		
COUNTY/CITY PLANNING	5.38	RETIREMENT-HIGH SCHOOL	19.16		
COUNTY PROP & LIAB INS.	9.70	TRANSPORTATION - HS/ELEM	4.72		
COUNTY PUBLIC SAFETY FUND	62.56	Total Local School	544.00		

* = Voted Levy to impose a New Mill Levy
** = Voted Levy Increase to a Levy Submitted to Electors
*** = Voted Levy to Exceed Levy Limit (MCA 15-10-420)

SPECIAL ASSESSMENTS

	Description	Code	1st Half	2nd Half
	CPRK CITY PARK DIST.	CPRK	69.00	69.00
	CRD CITY ROAD DIST.	CRD	70.00	70.00
	ROSP COUNTY OPEN SPACE(Voted)	ROSP	3.97	3.96
	SOC SOIL CONSERV. DIST.	SOC	2.20	2.19
	TOTAL SPECIAL ASSESSMENTS		145.17	145.15

This property may qualify for tax assistance, including: Property Tax Assistance Program, Intangible Land Value Assistance Program, State Property Tax Assistance Program, Disabled or Deceased Veteran's Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)329-1400 for further information.

General Taxes	District	Mill Levy	1st Half	2nd Half
CITY, HELLGATE, TRANSPORT	4.1	846.3600	1,103.66	1,103.65
TOTAL TAXES DUE CURRENT YEAR:			\$2,497.63	

Enroll in Missoula County tax notifications at taxreminders.us.

Online check payments are free at missoulataxes.us Credit/debit card payments incur a flat fee of \$1.25 plus 1.995% processing fee.

2025 REAL ESTATE
STATEMENT OF TAXES PAYABLE

TOTAL 2025 TAXES DUE: \$2,497.63

PARCEL #: 421187002 STATEMENT#: 36997

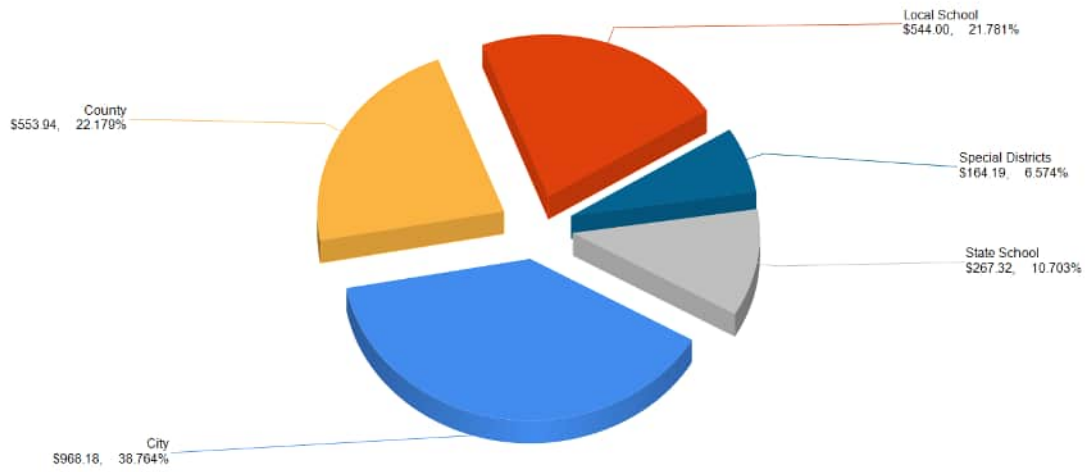
PACT DEVELOPMENT LLC
120 W CATALDO AVE
SPOKANE WA 99201-3211

Legal Description: (1) 04-2200-18-2-08-03-0000
S18, T13 N, R19 W, C.O.S. 6817, ACRES 8,
TRACT 4

Valuation Type	Market Value	Taxable Value
Real Estate	343,200	2,608
Improvements	0	0
Personal Property	0	0
TOTAL	343,200	2,608

Billing date: 10/11/2025

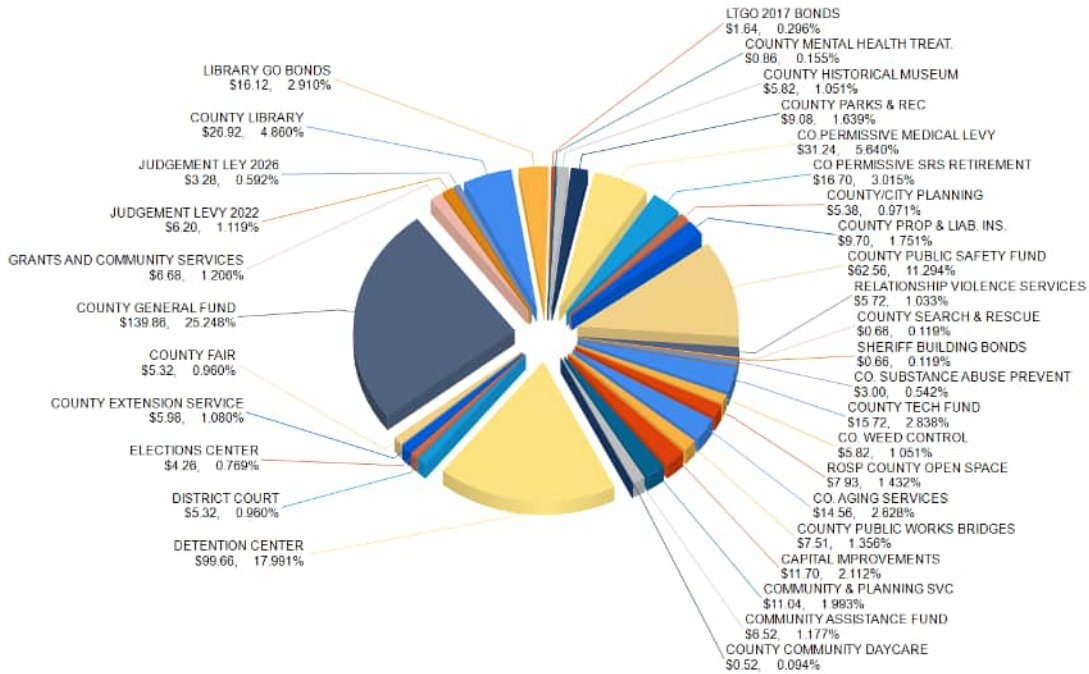
Tax Year: 2025, Parcel Number: 421187002
Total Tax Collection: \$2,497.63
DISTRIBUTION SUMMARY



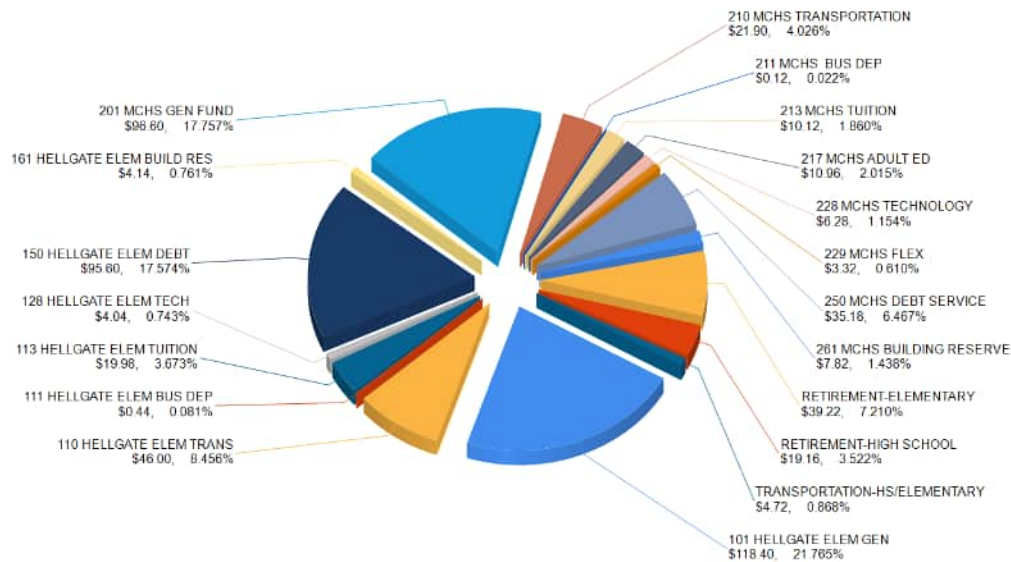
Tax Year: 2025, Parcel Number: 421187002
City Tax Collection: \$968.18
DISTRIBUTION DETAIL



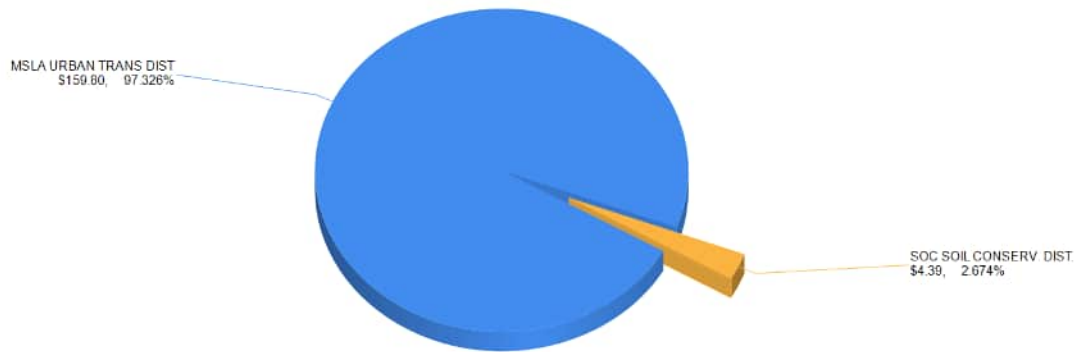
Tax Year: 2025, Parcel Number: 421187002
County Tax Collection: \$553.94
DISTRIBUTION DETAIL



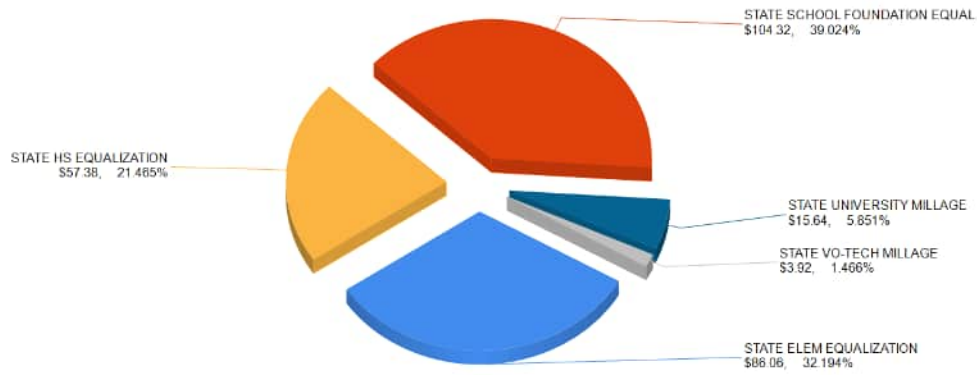
Tax Year: 2025, Parcel Number: 421187002
Local School Tax Collection: \$544.00
DISTRIBUTION DETAIL



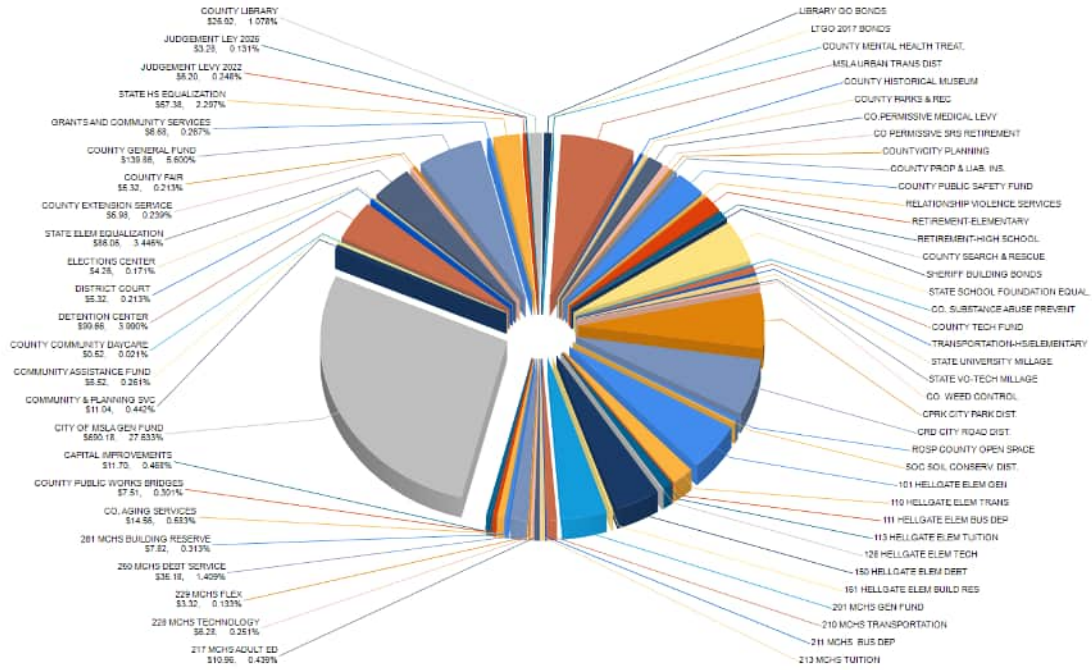
Tax Year: 2025, Parcel Number: 421187002
Special Districts Tax Collection: \$164.19
DISTRIBUTION DETAIL



Tax Year: 2025, Parcel Number: 421187002
State School Tax Collection: \$267.32
DISTRIBUTION DETAIL



Tax Year: 2025, Parcel Number: 421187002
Total Tax Collected: \$2,497.63
DISTRIBUTION DETAIL



PACT DEVELOPMENT LLC
120 W CATALDO AVE
SPOKANE WA 99201-3211

TAX COMPARISON

Item	% of Ttl	2025(R)	+/-	2024	+/-	2023(R)	+/-	2022	+/-	2021(R)
TAX BILLS										
General Taxes										
City, Hellgate, Transport	88.38%	\$2,207.31	-26.26%	\$2,993.36	7.73%	\$2,778.66	-4.46%	\$2,908.48	Added	
Misc Code										
Cprk City Park Dist.	5.53%	\$138.00	-22.91%	\$179.00	14.01%	\$157.00	2.61%	\$153.00	Added	
Crd City Road Dist.	5.61%	\$140.00	-23.08%	\$182.00	8.33%	\$168.00	15.07%	\$146.00	Added	
State Elem Equil Add'l					Removed	\$22.89	Added			
State Hs Equil Add'l					Removed	\$15.26	Added			
Rosp County Open Space	0.32%	\$7.93	Added							
Soc Soil Conserv. Dist.	0.18%	\$4.39	10.58%	\$3.97		\$3.97	-30.35%	\$5.70	Added	
State School Equil Add'l					Removed	\$27.09	Added			
State Vo-tech Mill Add'l					Removed	\$0.76	Added			
Totals		\$2,497.63	-25.63%	\$3,358.33	5.82%	\$3,173.63	-1.23%	\$3,213.18	Added	
During the comparison period (2021 to 2025) the TAX BILLS of this property decreased by \$-715.55, a -22.27% decrease.										
MILL LEVIES										
Totals		846.360	7.87%	784.630	7.73%	728.350	-11.30%	821.140	Added	
During the comparison period (2021 to 2025) the MILL LEVIES of this property increased by 25.220, a 3.07% increase.										
TAX LEVIES										
City										
City Of Missoula Gen Fund	31.27%	\$690.18	-25.32%	\$924.14	20.89%	\$764.46	Added			
County										
County Aging Services	0.66%	\$14.56	-23.69%	\$19.08		\$19.08	7.80%	\$17.70	Added	
County Public Works Bridges	0.34%	\$7.51	-26.52%	\$10.22	-0.39%	\$10.26	-15.35%	\$12.12	Added	
Capital Improvements	0.53%	\$11.70	-26.42%	\$15.90	-40.36%	\$26.66	-15.31%	\$31.48	Added	
Community & Planning Svc	0.50%	\$11.04	-26.40%	\$15.00	6.84%	\$14.04	6.53%	\$13.18	Added	
Community Assistance Fund	0.30%	\$6.52	-26.58%	\$8.88	-0.45%	\$8.92	-15.21%	\$10.52	Added	
Childcare Provider Training	0.02%	\$0.52	-27.78%	\$0.72		\$0.72	-14.29%	\$0.84	Added	
Detention Center	4.51%	\$99.66	-9.61%	\$110.26	-0.54%	\$110.86	0.54%	\$110.26	Added	
District Court	0.24%	\$5.32	-26.32%	\$7.22	-0.28%	\$7.24	-15.62%	\$8.58	Added	
Elections Center	0.19%	\$4.26	-26.55%	\$5.80	-0.68%	\$5.84	-1.35%	\$5.92	Added	
County Extension Service	0.27%	\$5.98	7.55%	\$5.56	-0.71%	\$5.60	-15.41%	\$6.62	Added	
County Fair	0.24%	\$5.32	-26.32%	\$7.22	-0.28%	\$7.24	-15.62%	\$8.58	Added	
County General Fund	6.34%	\$139.86	-17.56%	\$169.66	11.37%	\$152.34	-23.82%	\$199.98	Added	
Grants And Community Services	0.30%	\$6.68	-18.54%	\$8.20	3.27%	\$7.94	-5.70%	\$8.42	Added	
County Health Dept.							Removed	\$46.16	Added	
County H.d. Animal Control							Removed	\$8.64	Added	
Judgement Levy 2019			Removed	\$2.78		\$2.78	-15.76%	\$3.30	Added	
Judgement Levy 2022	0.28%	\$6.20	-26.71%	\$8.46	-0.47%	\$8.50	-15.17%	\$10.02	Added	
Judgement Levy 2026	0.15%	\$3.28	Added							
County Library	1.22%	\$26.92	-20.96%	\$34.06	-0.58%	\$34.26	-3.49%	\$35.50	Added	
Library Go Bonds	0.73%	\$16.12	-26.39%	\$21.90	-0.54%	\$22.02	-15.31%	\$26.00	Added	
Ltgo 2017 Bonds	0.07%	\$1.64	-27.43%	\$2.26		\$2.26	-16.30%	\$2.70	Added	
County Mental Health Treatment	0.04%	\$0.86	-27.12%	\$1.18		\$1.18	-14.49%	\$1.38	Added	
County Historical Museum	0.26%	\$5.82	-23.82%	\$7.64		\$7.64	7.30%	\$7.12	Added	

TAX COMPARISON (Continued)										
Item	% of Ttl	2025(R)	+/-	2024	+/-	2023(R)	+/-	2022	+/-	2021(R)
County Parks & Recreation	0.41%	\$9.08	-25.33%	\$12.16	-0.65%	\$12.24	-2.39%	\$12.54	Added	
County Permissive Medical Levy	1.42%	\$31.24	-26.42%	\$42.46	-0.56%	\$42.70	-15.34%	\$50.44	Added	
County Permissive Srs Retirement Levy	0.76%	\$16.70	-14.36%	\$19.50	Added		Removed	\$9.74	Added	
County/city Planning	0.24%	\$5.38	-26.50%	\$7.32	-0.54%	\$7.36	-15.21%	\$8.68	Added	
County Prop & Liab Ins.	0.44%	\$9.70	-26.52%	\$13.20	-0.60%	\$13.28	-5.55%	\$14.06	Added	
County Public Safety Fund	2.83%	\$62.56	-26.43%	\$85.04	-0.14%	\$85.16	-10.85%	\$95.52	Added	
Community Justice Department	0.26%	\$5.72	-26.48%	\$7.78	-0.51%	\$7.82	77.73%	\$4.40	Added	
County Public Works Road							Removed	\$84.84	Added	
County Search/rescue	0.02%	\$0.42	-22.22%	\$0.54	-6.90%	\$0.58	-9.38%	\$0.64	Added	
Search/rescue Seeley	0.01%	\$0.24	-20.00%	\$0.30		\$0.30	-16.67%	\$0.36	Added	
Sheriff Building Bonds	0.03%	\$0.66	Added							
County Substance Abuse Prevent	0.14%	\$3.00	-23.47%	\$3.92		\$3.92	-15.52%	\$4.64	Added	
County Technology Fund	0.71%	\$15.72	-3.32%	\$16.26	-0.37%	\$16.32	-2.74%	\$16.78	Added	
County Weed Control	0.26%	\$5.82	-23.82%	\$7.64		\$7.64	-2.05%	\$7.80	Added	
County Subtotal	24.72%	\$546.01	-19.48%	\$678.12	3.89%	\$652.70	-26.29%	\$885.46	0.00%	\$0.00
Local School										
101 Hellgate Elem Gen	5.36%	\$118.40	-32.53%	\$175.48	-6.91%	\$188.50	-12.53%	\$215.50	Added	
110 Hellgate Elem Trans	2.08%	\$46.00	-47.44%	\$87.52	29.97%	\$67.34	-42.00%	\$116.10	Added	
111 Hellgate Elem Bus Depr	0.02%	\$0.44	-31.25%	\$0.64		\$0.64	-17.95%	\$0.78	Added	
113 Hellgate Elem Tuition	0.91%	\$19.98	-35.59%	\$31.02	38.73%	\$22.36	-38.54%	\$36.38	Added	
128 Hellgate Elem Tech	0.18%	\$4.04	-32.21%	\$5.96	-1.00%	\$6.02	-17.08%	\$7.26	Added	
150 Hellgate Elem Debt Svc	4.33%	\$95.60	-32.70%	\$142.04	-5.65%	\$150.54	-16.00%	\$179.22	Added	
161 Hellgate Elem Bldg Reserve	0.19%	\$4.14	-43.75%	\$7.36	-2.65%	\$7.56	-17.83%	\$9.20	Added	
201 Msla Co High Sch Gen	4.38%	\$96.60	-26.71%	\$131.80	-2.69%	\$135.44	-9.54%	\$149.72	Added	
210 Msla Co High Sch Trans	0.99%	\$21.90	-16.35%	\$26.18	9.08%	\$24.00	-17.24%	\$29.00	Added	
211 Msla Co High Sch Bus Depr	0.01%	\$0.12	Added							
213 Msla Co High Sch Tuition	0.46%	\$10.12	-17.59%	\$12.28	52.74%	\$8.04	-6.94%	\$8.64	Added	
217 Msla Co High Sch Adult Ed	0.50%	\$10.96	50.55%	\$7.28	127.50%	\$3.20	-52.38%	\$6.72	Added	
228 Msla Co High Sch Tech	0.28%	\$6.28	-27.15%	\$8.62	-0.46%	\$8.66	-14.43%	\$10.12	Added	
229 Msla Co High Sch Flex	0.15%	\$3.32	Added							
250 Msla Co High Sch Debt Svc	1.59%	\$35.18	-29.13%	\$49.64	-13.31%	\$57.26	-12.10%	\$65.14	Added	
261 Msla Co High Sch Bldg Res	0.35%	\$7.82	-30.80%	\$11.30	-1.91%	\$11.52	188.00%	\$4.00	Added	
Retirement-elementary	1.78%	\$39.22	-30.06%	\$56.08	-33.30%	\$84.08	3.47%	\$81.26	Added	
Retirement-high School	0.87%	\$19.16	-31.18%	\$27.84	-40.56%	\$46.84	1.34%	\$46.22	Added	
Transportation - Hs/elem	0.21%	\$4.72	-44.73%	\$8.54	8.10%	\$7.90	66.67%	\$4.74	Added	
Local School Subtotal	24.64%	\$544.00	-31.10%	\$789.58	-4.86%	\$829.90	-14.44%	\$970.00	0.00%	\$0.00
Spec. District										
Missoula Co. Rural Fire							Removed	\$486.04	Added	
Msla Urban Trans Dist	7.24%	\$159.80	-24.08%	\$210.48	1.91%	\$206.54	1.28%	\$203.92	Added	
Spec. District Subtotal	7.24%	\$159.80	-24.08%	\$210.48	1.91%	\$206.54	-70.06%	\$689.96	0.00%	\$0.00
State School										
State Elem Equalization	3.90%	\$86.06	-31.64%	\$125.90	22.23%	\$103.00	-11.88%	\$116.88	Added	
State Hs Equalization	2.60%	\$57.38	-31.63%	\$83.92	22.19%	\$68.68	-11.86%	\$77.92	Added	
State School Foundation Equal	4.73%	\$104.32	-31.64%	\$152.60	21.57%	\$125.52	-11.41%	\$141.68	Added	
State University Millage	0.71%	\$15.64	-31.70%	\$22.90		\$22.90	7.71%	\$21.26	Added	
State Vo-tech Millage	0.18%	\$3.92	-31.47%	\$5.72	15.32%	\$4.96	-6.77%	\$5.32	Added	
State School Subtotal	12.12%	\$267.32	-31.64%	\$391.04	20.30%	\$325.06	-10.47%	\$363.06	0.00%	\$0.00
Totals		\$2,207.31	-26.26%	\$2,993.36	7.73%	\$2,778.66	-4.46%	\$2,908.48	Added	

During the comparison period (2021 to 2025) the TAX LEVIES of this property decreased by \$-701.17, a -24.11% decrease.

(R) = Reappraisal Year

File No: 252463-NCS

CT 6723250444

After Recording, Send to:

PACT Development, LLC
120 W. Cataldo Avenue
Spokane, WA 99201

Parcel Number: 421187002

GENERAL WARRANTY DEED

FOR VALUE RECEIVED, **Mullan Land Holding, LLC, a Montana limited liability company**, ("Grantor"), of **P.O. Box 9709, Missoula, MT 59807**, grants and conveys with general warranty covenants to **PACT Development, LLC**, ("Grantee"), whose tax mailing address is **120 W. Cataldo Ave., Spokane, WA 99201**, the following described real estate:

Tract 2 of Certificate of Survey No. 7028, located in the Northwest Quarter of Section 18, Township 13 North, Range 19 West, P.M.M., Missoula County, Montana.

Property Address is: NHN Flynn Lane, Missoula, MT 59808

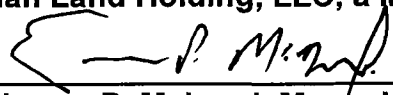
Prior deed recorded at **Instrument No. 202215983**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on August 21, 2025:

Mullan Land Holding, LLC, a Montana limited liability company

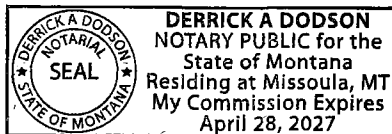
By: 

James P. McLeod, Managing Member

STATE OF Montana
COUNTY OF Missoula

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **James P. McLeod** as Managing Member on behalf of **Mullan Land Holding, LLC, a Montana limited liability company**, personally known to me or has produced Driver's License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21 day of August, 2025.



Prepared by: Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

CERTIFICATE OF SURVEY

LOCATED IN THE NW1/4 OF SECTION 18, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

BASIS OF BEARING:
COS 6817

DATE OF SURVEY:
JULY 2024 - JUNE 2025

RECORD OWNERS:
MULLAN LAND HOLDING, LLC

SURVEY COMMISSIONED BY:
MULLAN LAND HOLDING, LLC



50 0 50 100
SCALE IN FEET

LEGEND

- = SET 5/8"x24" REBAR WITH 1-1/4" YPC (JACOBSON, 13748LS)
- △ = FOUND 1-1/4" YPC (19133LS)
- ⊙ = FOUND 1-1/4" YPC (9328LS)
- = FOUND 5/8" REBAR (NO CAP)
- (F) = FOUND THIS SURVEY
- (R) = RECORD OR ADDITIVE PER COS NO. 6817
- YPC = YELLOW PLASTIC CAP
- P.A.U.E. = PUBLIC ACCESS AND UTILITY EASEMENT
- COS = CERTIFICATE OF SURVEY
- (N.T.) = NON-TANGENT CURVE
- R/W = RIGHT-OF-WAY
- # = RADIAL BEARING
- RM = REFERENCE MONUMENT
- (G) = TOTAL TRACT AREA
- (N) = TOTAL TRACT AREA LESS PUBLIC ACCESS EASEMENT AREA

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.

PERIMETER LEGAL DESCRIPTION:

TRACT 1 OF CERTIFICATE OF SURVEY NO. 5033 AND TRACT 4 OF CERTIFICATE OF SURVEY NO. 6817, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA.

CONTAINING A TOTAL OF 9.03 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY IS TO RELOCATE COMMON BOUNDARY LINES OUTSIDE OF A PLATTED SUBDIVISION.

CERTIFICATE OF OWNER:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-207(1)(a), MCA, TO WIT: "DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES."

FURTHER, THIS SURVEY IS EXEMPT FROM REVIEW BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO MCA 76-4-125(1)(d)(iii), TO WIT: "DIVISIONS OR PREVIOUSLY DIVIDED PARCELS OF LAND THAT ARE EXEMPT FROM THE MONTANA SUBDIVISION AND PLATTING ACT REVIEW UNDER 76-3-203 OR 76-3-207(1)(a), (1)(b), (1)(d), (1)(e), OR (1)(f)"

ARM 24.183.1104(1)(f)(iii)(C)
"THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD."

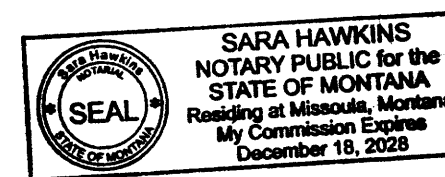
MULLAN LAND HOLDING, LLC

BY:

STATE OF Montana
COUNTY OF Missoula

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JULY 10, 2025
BY JAMES MULLAN AS MEMBER FOR MULLAN LAND HOLDING, LLC.

SS SARA HAWKINS
(NOTARY PUBLIC)



APPROVED BY:

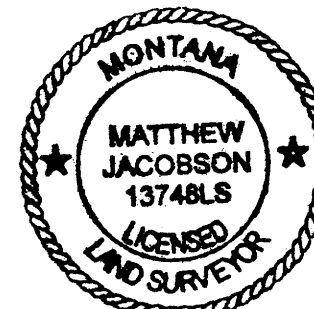
Sten M. Dornit 7/14/2025
MISSOULA COUNTY DEPARTMENT OF PUBLIC WORKS DATE

John Galt 07/18/2025
MISSOULA CITY - COUNTY HEALTH DEPARTMENT DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND PREPARED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT AND THE REGULATIONS ADOPTED THEREUNDER.

SS Matthew Jacobson 7/18/25
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR
MONTANA LICENSE NO. 13748LS DATE



COS007028 Pages: 1 Fee: \$26.00
07/28/2025 04:09:29 PM Certificate of Survey
Type: 6 Grant: Missoula County Clerk & Recorder

SAC BK:1115 PG:195
SPA BK:1115 PG:196
OR BK:1115 PG:197
CTP BK:1115 PG:198

1/4	SEC.	T.	R.
☒	18	13N.	19W.

SHEET 1 OF 1
CERTIFICATE OF SURVEY NO. 07028
MISSOULA COUNTY, MISSOULA

MISSOULA COUNTY TRACKING #25-01783

PREPARED BY:



1817 SOUTH AVE. W. STE. A PH: 406.721.0142
MISSOULA, MT FAX: 406.721.5224
59801 www.imegcorp.com

IMEG PROJECT NO. 23008813

Customer Agreement for Non-Insured Products and Services

Customer understands that many of the Products and Services available from Fidelity National Financial, Inc., its subsidiaries, affiliates, partners, licensors and/or authorized agents (collectively referred to herein as “the Company”) through a Customer Service representative or other Company employee, the Global Premier Services (“GPS”) website or any derivative website or mobile app, are not insured and do not provide the benefit or protection afforded by a policy of title insurance. If Customer desires such protection, a policy of title insurance, binder, commitment or guarantee should be requested from the Company.

Non-insured products that may be available via the GPS site or app include, but are not limited to: Property Profiles, eFarms, Lead Locators, AVMs, Foreclosure Reports, Subject Property Reports, Property Valuation Reports, Premium Leads and Owners and Encumbrance Reports.

**BY THE EXECUTION AND SUBMISSION OF THIS CUSTOMER AGREEMENT,
CUSTOMER ACKNOWLEDGES AND AGREES:**

- a. That the Company’s sole obligation under a non-insured report and this Customer Agreement shall be to set forth information such as the ownership of and liens and encumbrances against the land as requested and in doing so, the Company is not acting as an abstractor of title.
- b. That the Company shall not be obligated under a non-insured report to pay costs, attorneys’ fees, or expenses incurred in any action, proceeding, or other claim brought against Customer.
- c. That a non-insured report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company’s liability under a non-insured report for an error or omission is, as stated below, limited and that if Customer desires that the Company assume additional liability, a policy of title insurance, binder, commitment, or guarantee should be requested from the Company.
- e. That any dissemination of non-insured reports to third parties is subject to all terms, conditions and limitations of this Customer Agreement and Customer agrees to make third parties aware of these limitations of liability.
- f. That the GPS website and mobile app may contain additional Terms and Conditions governing access to and use of the sites themselves. Nothing contained herein should be deemed to alter, amend or conflict with those Terms and Conditions.
- g. That the report is not valid and the Company shall have no liability thereunder unless the Limitations of Liability as stated below are attached thereto.

LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS, OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.