

REALTY TRANSFER CERTIFICATE

Confidential Tax Document: The information contained in this certificate is confidential by Montana law. Unauthorized disclosure of this information is a criminal offense.

GEOCODE(S) _____
COPY FOR YOUR RECORDS
ASSESSMENT CODE: _____

The Department of Revenue will change the name on ownership records used for the assessment and taxation of real property when this form is fully completed and signed by the preparer. (Please read the attached instructions on page 1 for assistance in completing and filing this form.)

Montana law requires this form be completed and may impose up to a \$500 penalty for failure to file a Realty Transfer Certificate (15-7-304, 15-7-305 and 15-7-310, MCA)

PART 1 – DATE OF TRANSFER (SALE)

_____(MM/DD/YYYY)

PART 2 – PARTIES

Please complete this section in full; if additional space is required, please attach a separate page

Seller (Grantor)

Name _____ City of Billings _____
Mailing Address 210 North 27th Street
(Permanent)
City Billings _____ ST MT _____ Zip 59101
Seller Principal Residence ___ Yes No

Buyer (Grantee)

Name Montana Department of Transportation
Mailing Address PO Box 201001
(Permanent) 2701 Prospect Ave.
City Helena _____ ST MT _____ Zip 59620-1001
Buyer Principal Residence ___ Yes No
Mailing Address _____
For Tax Notice _____
(If different) City _____ ST _____ Zip _____

PART 3 – PROPERTY DESCRIPTION

Please complete fully; if additional space is required, please attach a separate page.

Legal Description (ACCESS CONTROL) S27, T01 N, R26 E, SWORDS PARK S OF HWY 318 & W O F SWARDS BY-PASS RD LESS AIRPORT RD EXPANSION (09) 27-1N-26E Attachment
Add/Sub _____ Block _____ Lot _____
County Yellowstone _____ City/Town Billings _____ Section 27 _____ Township 01 N _____ Range 26 E

PART 4 – DESCRIPTION OF TRANSFER

Please complete fully, more than one may apply.

- Sale Gift Barter Nominal or no consideration Part of 1031 or 1033 exchange
- Transfer is subject to a reserved life estate Beneficiary deed
- Distressed sales: Sheriff's deed Trustee's deed Deed in lieu of foreclosure Short sale Other

Transfer by Operation of Law

- Termination of joint tenancy by death Termination of life estate by death Court order or decree (except sheriff's sale) Merger, consolidation, or other business entity reorganization

PART 5 – EXCEPTIONS FROM PROVIDING SALES PRICE INFORMATION

Please complete fully, more than one may apply.

- Transfer between husband/wife or parent/child for nominal consideration
- Termination of joint tenancy by death
- Transfer to a revocable living trust
- Gift
- Correction, modification, or supplement of previously recorded instrument, no additional consideration
- Merger, consolidation or reorganization of business entity
- Land currently classified as agricultural land and for continued use for agricultural purposes (15-7-307, MCA)
- Transfer in contemplation of death without consideration
- Transfer of property of the estate of a decedent
- Transfer pursuant to court decree (except sheriff's sale)
- Termination of life estate by death
- Transfer by government agency
- Tax deed
- Land currently classified as forestland and for continued use for producing timber (15-7-307, MCA)

PART 6 – SALE PRICE INFORMATION

Please complete fully, more than one may apply.

Actual Sale Price \$ _____
Financing: ___ Cash ___ FHA ___ VA ___ Contract ___ Other
Terms: ___ New loan OR ___ Assumption of existing loan
Value of personal property included in sale \$ _____
Value of inventory included in sale \$ _____
Value of licenses included in sale \$ _____
Value of good will included in sale \$ _____
Was an SID payoff included in the sale price? ___ Yes ___ No
Did the buyer assume an SID? ___ Yes ___ No
Amount of SID paid or assumed: \$ _____
Was a mobile home included in the sale? ___ Yes ___ No

PART 7 – WATER RIGHT DISCLOSURE

Disclosure is only applicable to the property identified in PART 3 above.

- A. Property is served by a public water supply, i.e., city, irrigation district, or water district provides water.
- B. Seller has no water rights on record with DNRC to transfer.
- C. Seller is transferring ALL water rights on record with DNRC to the Buyer.
- D. Seller is dividing or exempting (reserving) water rights. Seller must file Water Right Update form.

Seller (Grantor) Signature _____ Date _____

PART 8 – PREPARER INFORMATION

Preparer's signature is required.

Signature _____ Mailing Address PO Box 20437
Name/Title Allyson Gross (please print) City Billings _____ State MT _____ Zip 59104-0437
Daytime Phone (406) 657-0238

Clerk and Recorder Use Only

Recording Information: Document No. _____ Book _____ Page _____ Date _____
Buyer/Seller Copy