

**D****4094466**01/21/2025 03:54 PM Pages: 1 of 5 Fees: 40.00  
Jeff Martin Clerk & Recorder, Yellowstone MT

Return to:  
Joseph A. Soueidi, Esq.  
Felt Martin PC  
550 North 31<sup>st</sup> Street, Suite 500  
Billings, MT 59101

### **DEED BY ORDER OF DISTRICT COURT**

THIS INDENTURE, made this 21<sup>st</sup> day of January, 2025 by and between THE CLERK OF DISTRICT COURT for the Montana Thirteenth Judicial District, Yellowstone County ("Clerk"), for JEFFEREY D. HONCOOP a/k/a JEFFREY D. HONCOOP ("Grantor") pursuant to Rule 70(a), M. R. Civ. P. and the Order Granting Petitioner's Request for Emergency Relief ("Order") entered on May 3, 2024 in *Jomarie P. Honcoop v. Jefferey D. Honcoop*, Montana, Thirteenth Judicial District Court, Cause No. DR-56-2023-0001252 (Doc No. 61), and JOMARIE HONCOOP whose mailing address is 4288 Huckleberry Lane S., Billings, MT 59106, ("Grantee").

WITNESSETH, That pursuant to the judicial directive set forth in the above-described Order, incorporated by reference and attached hereto as Exhibit A, said Clerk for Grantor, by these presents, does hereby BARGAIN, REMISE, RELEASE and CONVEY unto the said Grantee, and to Grantee's heirs and assigns, FOREVER, all the right, title and interest in and to the following four (4) described parcels of real property located in Yellowstone County, Montana, to-wit (collectively referred to herein as the "Parcels"):

#### **PARCEL A**

That part of the S $\frac{1}{2}$  SE $\frac{1}{4}$ , of Section 8 and N $\frac{1}{2}$  SE $\frac{1}{4}$  Section 20, Township 1 North, Range 27 East, of the Principal Montana Meridian, Yellowstone County, Montana, described as Tract 1-D, of Certificate of Survey No. 1103, Amending Tract 1-A, on file in the office of the Clerk and Recorder of said County, under Document No. 1486829.

#### **PARCEL B**

That part of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  and NE $\frac{1}{4}$  of Section 20, Township 1 North, Range 27 East, Principal Montana Meridian Yellowstone County, Montana described as Tract 17A of Certificate of Survey No. 1104 Am-Amending Tract 17 on file in the office of the Clerk and Recorder of said County, under Document No. 1093978.

#### **PARCEL C**

That Part of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 21, Township 1 North, Range 27 East, of Principal Montana Meridian, in Yellowstone County, Montana, described as

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Tract 69A, of Certificate of Survey No. 1104 AM Amending Tract 69 on file in the office of the Clerk and Recorder of said County, under Document No. 1228559.

**PARCEL D**

The SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 20, Township 1 North, Range 27 East, Principal Montana Meridian.

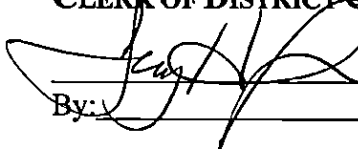
Excepting and reserving all prior mineral conveyances, reservations and easements of record.

**TO HAVE AND TO HOLD** the above quit-claimed Parcels, together with all the hereditaments and appurtenances thereunto belonging or in any way pertaining, to the said Grantee, her heirs and assigns, FOREVER.

All right, title, and interest in the Parcels held by Grantor, Jefferey D. Honcoop a/k/a Jeffrey D. Honcoop, is hereby conveyed by the Clerk to Grantee, Jomarie Honcoop pursuant to the express authority set forth in the Order, which is fully incorporated by reference and attached hereto as Exhibit A.

IN TESTIMONY WHEREOF, the Clerk set executes this instrument on the day and ear first written above.

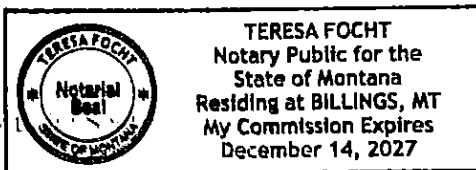
**CLERK OF DISTRICT COURT**

By: 

For Jefferey D. Honcoop, a/k/a Jeffrey D. Honcoop

STATE OF MONTANA                    )  
  ) ss  
County of Yellowstone                )

On this 21<sup>st</sup> day of January, 2025, before me personally appeared Theresa J Halpin, on behalf of the Clerk of District Court for the Montana Thirteenth Judicial District, Yellowstone County, known to me and who executed the within and foregoing instrument, and acknowledged that such execution of the same was made pursuant to the authority granted by Order entered on May 3, 2024 in *Honcoop v. Honcoop*, Montana Judicial District Court, Cause No. DR-56-2023-0001252.



  
Notary Public for State of Montana

State of Montana  
County of Yellowstone } ss CERTIFICATE

I hereby certify that this sheet and all attached sheets identified by impression of my Official Seal are each and all true and correct copies of originals filed in my Office in Case No. DR-23-1252

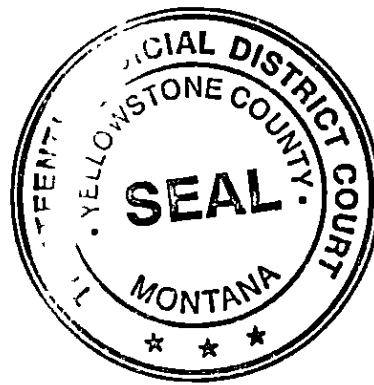
WITNESS my hand and Official Seal this 21<sup>st</sup> day of January 2023

Terry Halpin  
Clerk of the District Court

By

*[Signature]*  
JEFF MARTIN  
CLERK & RECORDER

MONTANA THIRTEENTH JUDICIAL DISTRICT COURT,  
YELLOWSTONE COUNTY



FILED

06/03/2024

Terry Halpin  
CLERK

Yellowstone County District Court  
STATE OF MONTANA

By: Robyn Schierholt

DR-56-2023-0001252-DU

Linneweber, Brett

61.00

IN RE THE MARRIAGE OF:

JOMARIE P HONCOOP,

Petitioner,

and

JEFFEREY D. HONCOOP,

Respondent.

Cause No.: DR -56-2023-0001252

JUDGE BRETT LINNEWEBER

**ORDER GRANTING PETITIONER'S  
REQUEST FOR EMERGENCY RELIEF**

UPON REVIEW of Petitioner's Verified Emergency Motion for Emergency Relief related to the parties' marital property located in Lockwood and the Economic Restraining Order, review of the contents of the court file, and good cause appearing, therefore:

**IT IS HEREBY ORDERED** that the Petitioner's Emergency Motion for Emergency Relief Related to Marital Assets and Economic Restraining is hereby **GRANTED**.

**IT IS FURTHER ORDERED** as follows:

1. Respondent has violated the terms of the recorded Economic Restraining Order by unjustly encumbering the marital assets.
2. This Court orders Respondent to contact the Yellowstone County Clerk and Recorder and remove the \$496,212.91 lien for Natural Elements Montana, LLC, against the four (4) parcels of marital real property located in Lockwood within five (5) business days of the issuance of this Order.
3. Respondent shall provide Notice to Petitioner's counsel and this Court with a certified copy of the lien removal within five (5) business days of the issuance of this Order.



1 4. In the event the Respondent fails to comply with this Court's Order within five (5)  
2 business days, this Order shall suffice as a judicial directive granting the Yellowstone  
3 County Clerk of Court the authority to remove the \$496,212.91 lien for Natural  
4 Elements Montana, LLC against the parties' four (4) parcels of marital property  
5 located in Lockwood.

6  
7 5. Petitioner is granted exclusive authority to immediately list the four (4) parcels of  
8 marital property located in Lockwood. In the event the Respondent fails to comply  
9 with this Court's Order within five (5) business days, this Order shall suffice as a  
10 judicial directive granting the Yellowstone County Clerk of Court the authority to  
11 issue a revised Deed for the following parcels to reflect Jomarie P. Honcoop as  
12 owner:  
13

- 14 a) 1029 Krumheuer Drive, 20 acres.  
15 (1) S20, T01 N, R27 E, C.O.S. 1103, PARCEL 1D, AMD TR 1-A 20.0008  
16 ACRES 1985 CHAMPION SEQUOIA TITLE: AA1886878 (detitled)  
17 TAXED W/REAL  
18 b) 880 Summit Ridge Road, 11.76 acres.  
19 (1) S20, T01 N, R27 E, FRAC SE4SE4  
20 c) South Summit Ridge Road, 4.34 acres.  
21 (1) S21, T01 N, R27 E, C.O.S. 1104, PARCEL 69A, AMEND TR 69  
22 a) North Summit Ridge Road, 6.76 acres.  
23 (1) S20, T01 N, R27 E, FRAC SE4SE4  
24  
25

26 6. Respondent is prohibited from impeding the listing of the four (4) parcels or the  
27 effective completion of the sale of these properties. The Petitioner shall engage Team  
28 Hanel (or another qualified Real Estate Broker) to list the marital properties on the  
market.



1 7. Upon the sale, Petitioner and Respondent are ordered to satisfy legitimate debts for  
2 the four (4) parcels of marital property, and perfect any releases of Deed attached to  
3 these properties.

4 8. If there are proceeds from the sale of one or more of the parcels, after satisfaction of  
5 all legitimate debt(s) related thereto, they shall be sequestered with the Clerk of  
6 District Court until further order of this Court.

7  
8 9. **IT IS FURTHER ORDERED** the parties, appear before the Honorable Brett  
9 Linneweber in Courtroom No. 403 of the Yellowstone County Courthouse on the  
10 **13th day of May, 2024, from 3:00 p.m. – 4:00 pm** to present evidence and  
11 testimony on the Petitioner's Motion. This shall serve as Day 1 to ensure the parties  
12 have an appearance within 10 days. The Court and parties will then set a time for  
13 Day 2 for as soon as possible.  
14

15 **IT IS FURTHER FOUND** that Respondent, Jeffrey D. Honcoop, has been personally  
16 served this Order as his attorney, Jock West, is authorized to accept service of this Order on  
17 behalf of her client, Respondent, Jeffrey D. Honcoop. The Yellowstone County Sheriff's Office  
18 is also directed to serve this Order upon Respondent personally.  
19

20  
21 **DONE and DATED** this 3RD day of May, 2024.

22 /s/ BRETT D. LINNEWEBER  
23 District Court Judge

24 cc: Jock West  
25 Joseph Raffiani  
26

27 **D**

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