
PROPERTY PROFILE

Prepared especially for: **Cody Bahny**

Date: **06/27/2025**

Prepared by: **Sharmin Driear**

Owner of Record: **Eric J. Edwins and Sara R. Edwins, as Trustees of the "Edwins Family Revocable Pour Over Trust"**

Property Address: **41 Sleepy Hollow Lane. Clancy MT 59634**

Legal Description:

Lot 1 of Pine Meadows Subdivision, Jefferson County, Montana.

Property Tax Information:

Assessment Code: 00000A5211

Geo Code: 51-1785-26-3-03-60-0000

Tax Amount: \$4,740.45

IF YOU NEED FURTHER INFORMATION FROM THE **JEFFERSON** COUNTY TREASURER'S OFFICE YOU CAN CONTACT THEM AT **406-225-4100**.

This information is provided at no charge, liability or obligation by Rocky Mountain Guaranty, LLC in conformance with the Administrative Rules of Montana. The following are the six items approved per Rule 6.6.2203:

1. **Last Vesting Deed of Record (attached)**
2. **Deeds of Trust or Mortgages which have not been reconveyed or released (none found)**
3. **A copy of Restrictive Covenants filed with the Plat Map (attached)**
4. **Plat Map (attached)**
5. **Real Estate Tax Information (attached)**
6. **GIS Printout (attached)**