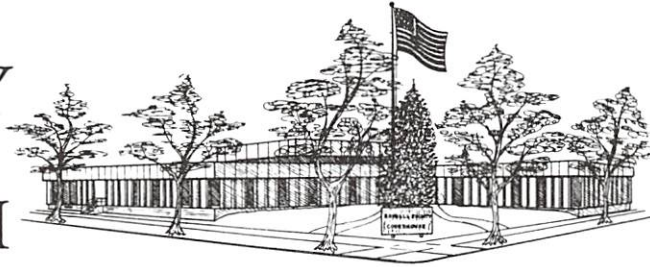


COUNTY OF RAVALLI



March 30, 2026

Mary Costello
709 Groff Lane
Stevensville, MT 59870

Dear Ms. Costello,

We understand that you are working with the Bitter Root Land Trust to conserve your property with a perpetual conservation easement for agricultural uses, wildlife habitat, and scenic views of open space.

In review of the recorded deeds, it was discovered that Ravalli County owns the right to extract gravel from Lot 12 Block 10, Home Acres Orchards, per the deed located at Book 86 Page 122 and dated June 2, 1942 (enclosed).

These rights have yet to be exercised. Ravalli County Road Department staff have valued the gravel rights on Lot 12 Block 10, Home Acres Orchards at \$138,000.00. The Ravalli County Commission is willing to negotiate the dissolution of the gravel right on this parcel for a value to be determined.

The settlement of the gravel rights will need to be completed before the closing of the conservation easement on this parcel.

Sincerely,

Dan Huls, Chair

Greg Chilcott, Member

Jeff Burrows, Member

CC: Bitterroot Land Trust

D E E D

THIS INDENTURE, made the 1st day of June in the year of Nineteen Hundred and forty-two between T. M. Couch as Chairman of the Board of County Commissioners of Ravalli County, State of Montana, for and on behalf of and in the name of said Board of County Commissioners and said Ravalli County and said State of Montana, the party of the first part, and W. J. Jameson of Victor, of Ravalli County, in the State of Montana, the party of the second part:

WITNESSETH, That the said party of the first part, under and by virtue of the authority vested in him by Section No. 2235 of the Revised Codes of Montana, 1935, and all acts amendatory thereof and supplemental thereto, and by an order made by the Board of County Commissioners of Ravalli County, State of Montana, and duly entered upon the minutes of its proceedings, and in consideration of the sum of One and No/100 Dollars lawful money of the United States, this day paid into the county treasury of said County of Ravalli, by the said party of the second part herein, receipt whereof is hereby acknowledged, does, for and on behalf of and in the name of said Board of County Commissioners of Ravalli County, and the State of Montana, remise, release and quit-claim unto the said party of the second part and to his heirs and assigns, forever, all the right, title, interest and estate of the State of Montana, and the County of Ravalli, in and to the following described real estate, situate, lying and being in Ravalli County, State of Montana, to-wit:

Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Fourteen (14), Fifteen (15) and sixteen (16) Block Ten (10), and Lots Ten (10), Eleven (11) and Twelve (12), Block Eleven (11), Home Acres Orchards, according to the official plat of the survey thereof on file and of record in the office of County Clerk and Recorder of Ravalli County, Montana.

Reserving the right to all gravel on lot 12, block 10 and the right to enter upon said lot for the removal of said gravel therefrom at any and all time as the county may decide upon.

Together with, all and singular, the tenements, hereditaments and appurtenances thereof; to have and to hold, all and singular, the said premises, with the tenements, hereditaments and appurtenances thereof, unto the said party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed the seal of said County, the day and year first above mentioned.

ATTEST: Anthony Hork, County Clerk of Ravalli County, Montana

T. M. Couch, Chairman, Board of County Commissioners of Ravalli County, Montana.

(SEAL)

ACKNOWLEDGEMENT

STATE OF MONTANA)
County of Ravalli)

On this 1st day of June, 1942, before me, Marshall Anderson, Clerk of the District Court of the Fourth Judicial District of the State of Montana in and for Ravalli County, came T. M. Couch, Chairman of the Board of County Commissioners of said County, personally known to me to be the person described in and who executed the foregoing deed as grantor, and who duly acknowledged to me that he had executed the same freely and voluntarily, for the uses and purposes and by the authority and in the capacity therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, at my office, the day and year first above written in the acknowledgement.

Marshall Anderson, Clerk of District Court.

(SEAL)

Recording Fee \$1.00

Filed for record this 2nd day of June, 1942, at 9:10 o'clock A. M. Anthony Hork, County Recorder.