

Return after recording to:
Steve Cummings
PO Box 7370
Kalispell, MT 59904-0370



Paula Robinson, Flathead County MT by JS

200800022758
Page: 1 of 4
Fees: \$44.00
8/13/2008 8:47 AM

EASEMENT FOR BUILDING AND UTILITIES

This Easement is from LION MOUNTAIN, INC. ("LMI") to LION MOUNTAIN OWNERS ASSOCIATION ("Association"). The parties agree as follows:

1. LMI Property. LMI is the owner of the following-described property (the "LMI Property"):

Lot 1, Lion Mountain Ranches, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

2. Association Property. The Association is the homeowners association for Lion Mountain and administers and maintains the roads and other common areas in Lion Mountain.

3. Grant of Easement for Building and Utilities. There is a storage building located on the LMI Property. The storage building has been conveyed to and is owned by the Association as a improvement separate from the real estate. For good and valuable consideration, the receipt of which is hereby acknowledged, LMI does hereby grant to Association, its heirs and assigns, (a) a perpetual, exclusive easement for keeping and maintaining the storage building in its present location on the LMI Property, namely the area depicted as the "Sand/Gravel Storage & Maintenance Easement" on Exhibit A, attached hereto, and (b) a perpetual, non-exclusive easement for underground utilities to serve the storage building, in the area depicted as "20' Utility Easement" on Exhibit A, attached hereto. These easements shall include the right to construct, install, maintain, repair and replace the storage building and any and all utilities to serve the storage building, and to have access to the easement way for all such purposes. The utility easement granted herein is also for the benefit of all utility providers.

4. Maintenance. The Association shall have exclusive control and possession of the storage building and shall be responsible for all maintenance of the storage building. The Association shall keep the storage building in good condition and screened from view in the same manner as at present.

EASEMENT FOR STORAGE BUILDING AND UTILITIES - Lion Mountain, Inc./Lion Mountain Owners Association

PAGE 1



Paula Robinson, Flathead County MT by JS

200800022758
Page: 2 of 4
Fees: \$44.00
8/13/2008 8:47 AM

5. Appurtenant. The burdens and benefits of this easement shall attach to and run with the respective properties described herein and shall be binding upon and for the benefit of the parties hereto and their respective heirs, successors and assigns.

6. Miscellaneous. This agreement shall be construed in accordance with the laws of the State of Montana. In the event of a dispute in connection with this agreement, the prevailing party shall be entitled to costs and reasonable attorney's fees.

DATED this 8 day of Aug, 2008

LION MOUNTAIN, INC.

LION MOUNTAIN, INC.

By: Brian T. Grattan
Brian T. Grattan, President

LION MOUNTAIN OWNERS ASSOCIATION

By: D.A. Feldman
Its: President

STATE OF MONTANA)
): ss.
County of Flathead)

On this 8 day of August, 2008, before me, the undersigned, a Notary Public for the State of Montana, personally appeared BRIAN T. GRATTAN known to me to be the person whose name IS subscribed to the within instrument, and acknowledged to me that he executed the same as President of LION MOUNTAIN, INC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



K.L. Baker
Notary Public for the State of Montana
Karen L. Baker
[Print name of Notary]
Residing at Whitefish, Montana
My Commission expires January 27, 2010



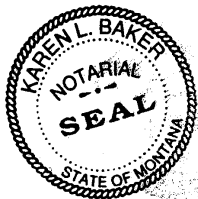
Paula Robinson, Flathead County MT by JS

200800022758
Page: 3 of 4
Fees: \$44.00
8/13/2008 8:47 AM

STATE OF MONTANA)
): ss.
County of Flathead)

On this 8 day of August, 2010, before me, the undersigned, a Notary Public for the State of Montana, personally appeared ~~Brian Grattan~~ DA Feldman KB, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as DA Feldman of LION MOUNTAIN OWNERS ASSOCIATION.
President of Home Owners

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



K.L. Baker
Notary Public for the State of Montana
Karen L. Baker
[Print name of Notary]
Residing at Whitefish, Montana
My Commission expires January 27, 2010

