

**BIG HORN COUNTY
BOARD OF COUNTY
COMMISSIONERS**

121 3rd St W
Room 301
Hardin, MT 59034



**BIG HORN COUNTY BOARD OF COUNTY
COMMISSIONERS MINUTES
December 18, 2025
9:30 AM**

Members

Lawrence Big Hair, Presiding Officer
George Real Bird III, Member
Larry Vandersloot, Member

1. Call to Order

Commissioner Real Bird III, Pro Tempore calls meeting to order.

2. Roll Call

Commissioner Real Bird, Pro Tempore, and Commissioner Vandersloot, member, were both in attendance. Victoria Olson, Detention Administrator, Mike Opie, Accountant, County Attorney Torske and Deputy County Attorney, Heather Ready were also in attendance. Lawrence Killsback attended via Zoom.

3. Claim Approvals

Commissioner Vandersloot entertained a motion to approve claims 1150 and 1152. The motion was seconded by Commissioner Real Bird and passed unanimously.

4. Approve Minutes and Supporting Documents

Commissioner Vandersloot entertained a motion to approve minutes from December 11th, 2025. The motion was seconded by Commissioner Real Bird and passed unanimously.

5. Personnel/Legal

Action Items

Commissioner Vandersloot entertained a motion to accept the resignation. The motion was seconded by Commissioner Real Bird and passed unanimously.

Commissioner Vandersloot entertained a motion to approve the termination. The motion was seconded by Commissioner Real Bird and passed unanimously.

6. Old Business

7. New Business

Budget Adjustment

Mike Opie, presents the budget adjustments and explains the adjustments that were made. Commissioner Vandersloot entertained a motion to approve resolution 2025-42. The motion was seconded by Commissioner Real Bird and passed unanimously.

**Off-site meeting resolution
Carbon County**

Commissioner Vandersloot entertained a motion to approve resolution 2024-43 they will be meeting in Carbon County. The motion was seconded by Commissioner Real Bird and passed unanimously.

Holly Cannon Quit Claim Deed L139600

Heather Ready, Deputy County Attorney explains that these two properties were acquired by tax deed sale and listed on the public surplus auction site. Commissioner Vandersloot entertained a motion to approve quit claim deed L139600 and L139500. The motion was seconded by Commissioner Real Bird and passed unanimously.

Holly Cannon Quit Claim Deed L139500

Big Horn County Native American Heritage Relay Races

Lawrence Killsback, Economic Development Director, explains that this resolution is to establish an event recognizing The American Indian Heritage Day. Once the event is created, Lawrence will be

submitting a grant to the Department of Commerce requesting funding in the amount of \$25,000. Commissioner Real Bird thanks Lawrence for the work and research on this event. Commissioner Vandersloot entertained a motion to approve resolution 2025-44 for the Big Horn County American Indian Heritage relay races. The motion was seconded by Commissioner Real Bird and passed unanimously.

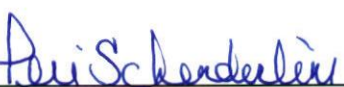
8. Public Comments

9. Discussion

10. Adjourn

There being no other business, the board adjourned.

Approved: 
George Real Bird III, Presiding Officer

Attest: 
Peri Schenderline, Deputy Clerk & Recorder

COUNTY OF BIG HORN, MONTANA

RESOLUTION 2025- 42

PREAMBLE:

A Resolution to approve the Year End Budget Adjustment for Fiscal Year 2025.

RECITALS:

In accordance with MCA 7-5-2101(1), the board of county commissioners has jurisdiction and power, under such limitations and restrictions as are prescribed by law, to represent the county and have the care of the county property and the management of the business and concerns of the county.

Pursuant to MCA 7-6-4006(4), the board of county commissioners may amend the budget during the fiscal year by conducting public hearings at regularly scheduled meetings. Budget amendments providing for additional appropriations must identify the fund reserves, unanticipated revenue, or previously unbudgeted revenue that will fund the appropriations.

It is necessary for the budget for fiscal year 2025 to be adjusted to include a net increase in appropriations offset by additional revenues not anticipated in the original budget. The proposed Year End Budget Adjustment is attached as Exhibit A.

The Legal Notice, attached as Exhibit B, was published on December 3, 2025 and December 10, 2025 to give notice to the public that this matter would be heard on December 18, 2025.

THEREFORE:

The Board of Commissioners, Big Horn County, Montana, hereby approves the Year End Budget Adjustment, attached as Exhibit A.

EFFECTIVE:

The Year End Budget Adjustment shall be effective immediately.

ENACTED:

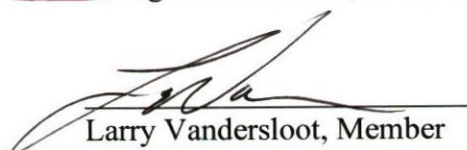
This 18th day of December, 2025, in Hardin, Montana.

BOARD OF COMMISSIONERS
BIG HORN COUNTY, MONTANA

Lawrence Big Hair, Presiding Officer


George Real Bird III, Member

ATTEST:


Larry Vandersloot, Member


Peri Schenderline
Deputy Clerk and Recorder



ADVERTISING PROOF

PO Box 2000,
Livingston, MT 59047
Ph.

BILLING DATE:	ACCOUNT NO:
11/28/25	71920

Notice

Notice is hereby given that Big Horn County intends to adjust its fiscal year 2025 budget on December 18th at 10am.

Dated this 26th day of November 2025, in Hardin, Montana.

Board of County Commissioners
Big Horn County, Montana
(#696453 Published 12/3/25,
12/10/25) MNAXLP

Big Horn Co
PO Box 908
Hardin, MT 59034

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
696453	Notice Notice is her	12/03/25	12/10/25	2	\$24.00

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount: \$0.00
Surcharge: \$0.00
Credits: \$0.00

Gross: \$24.00
Paid Amount: \$0.00

Amount Due: \$24.00

We Appreciate Your Business!

	Debit	Credit	
2120.313000.000		31.06	adjust for extra Rev
2120.521000.827	31.06		
2130.383000.000	3,935.94		Transfer In from 2894
2130.430230.110		3,935.94	
2162.383000.000		82,307.16	Transfer In from 2894
2162.460200.300	82,307.16		
2190.314200.000		17,362.82	adjust for extra Rev
2190.521000.820	17,362.82		
2272.334110.000		9,500.00	adjust for extra Rev
2272.440170.200	9,500.00		
2302.335230.000		481.41	adjust for extra Rev
2302.521000.820	481.41		
2305.341021.000		8,000.00	adjust for extra Rev
2305.411120.200	8,000.00		
2307.420160.120		25,000.00	reduce budgeted cash reserve
2372.311020.000		14,019.18	adjust for extra Rev
2372.521000.820	14,019.18		
2892.334120.000		107,022.35	Not in original budget
2892.430230.930	107,022.35		
2900.333040.000		2,867.22	adjust for extra Rev
2900.521000.820	2,867.22		
2971.331141.000		50,242.02	adjust for extra Rev
2971.440170.110	50,242.02		
2981.365010.000		2,867.22	adjust for extra Rev
2981.450322.110	2,867.22		
2983.450338.220	630.75		Not in original budget
3010.314200.000		7,568.94	adjust for extra Rev
3010.521000.820	7,568.94		
4311.331149.000		416,620.57	Not in original budget
4311.440000.790	416,620.57		
4312.331149.000		20,000.00	Not in original budget
4312.334060.000		30,000.00	
4312.450000.390	50,000.00		
4315.334000.000		65,948.72	Not in original budget
4315.420100.940	65,948.72		
4317.334060.000		120,000.00	Not in original budget
4317.420100.940	120,000.00		
4323.334060.000		270,000.00	Not in original budget
4323.420000.930	270,000.00		
4403.331990.000		10,201.56	Not in original budget
4403.430200.790	10,201.56		

COUNTY OF BIG HORN, MONTANA

RESOLUTION 2025- 43

PREAMBLE:

A Resolution that a quorum of the Board of Commissioners of Big Horn County will meet with the Carbon County Commissioners in Red Lodge, Montana.

RECITALS:

In accordance with MCA 7-5-2101(1), the board of county commissioners has jurisdiction and power, under such limitations and restrictions as are prescribed by law, to represent the county and have the care of the county property and the management of the business and concerns of the county.

Pursuant to MCA 7-5-2122(3), the board may, by resolution and having provided at least two days' posted public notice in accordance with MCA 7-1-2123, designate another meeting time or place.

A quorum of the Board of Commissioners desires to meet with the Carbon County Commissioners, January 6, 2026.

THEREFORE:

A quorum of the Board of Commissioners of Big Horn County hereby resolves to meet with the Carbon County Commissioners January 6, 2026 at the County Administration Building, located at 17 West 11th St., Red Lodge, Montana.

The Board further directs that notice shall be posted in conformity with MCA 7-1-2123.

ENACTED:

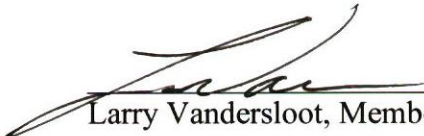
This 18th day of December, 2025, in Hardin, Montana.

BOARD OF COMMISSIONERS
BIG HORN COUNTY, MONTANA

Lawrence Big Hair, Presiding Officer

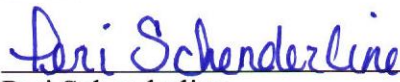


George Real Bird III, Member



Larry Vandersloot, Member

Attest:



Peri Schenderline
Deputy Clerk and Recorder

Return to:
Holly M. Cannon and Kevin J. Cannon
903 North Crawford Avenue
Hardin, MT 59034

QUIT CLAIM DEED

For valuable consideration, the receipt of which is hereby acknowledged, the undersigned Board of Commissioners of Big Horn County, Montana, a political subdivision of the State of Montana, with a mailing address of P.O. Box 908, Hardin, MT 59034 ("Grantor") hereby conveys, releases, remises, and forever quit claims to Holly M. Cannon and Kevin J. Cannon, as joint tenants with right of survivorship, of 903 North Crawford Avenue, Hardin, MT 59034 ("Grantee") and to their successor and assigns forever all of Grantor's right, title, and interest in real property situated in Big Horn County, Montana more particularly described as follows, to wit:

Wagner Subd Second Filing, S14, T01S, R33 E, Lt 4 Blk 2

Together with any appurtenances.

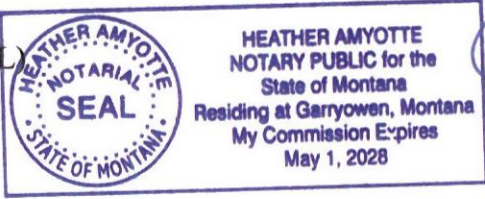
Dated this 18TH day of December 2025.

BOARD OF COMMISSIONERS
BIG HORN COUNTY, MONTANA

George Real Bird III
George Real Bird III, Presiding Officer

STATE OF MONTANA)
 :SS
County of Big Horn)

This instrument was acknowledged before me on December 18TH, 2025 by George Real Bird III as Presiding Officer of Board of Commissioners of Big Horn County, a political subdivision of the State of Montana.

(SEAL)  Heather Amyotte
Signature of notarial officer

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, 15-7-308, MCA.

GEOCODE(S) _____
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 Big Horn County
Mailing Address P.O. Box 908
(Permanent) 121 W 3rd St
City Hardin ST MT ZIP 59034
Seller Principal Residence Yes No
Enter the last 4 digits of the SSN or FEIN
SSN - - -
SSN - - -
FEIN - 1333
Daytime Phone (406) 665-9700
Email Address pschenderline@bighorncountymt.gov
Buyer (Grantee)
Name Holly M. Cannon and Kevin J. Cannon, JTWROS
Mailing Address 903 North Crawford Avenue
(Permanent)
City Hardin ST MT ZIP 59034
Buyer Principal Residence Yes No
Mailing Address
For Tax Notice
(If different) City ST ZIP
SSN - - - 4803
SSN - - - 7103
FEIN -
Daytime Phone (406) 665-5080
Email Address holly@cannontransportation@gmail.com
Transfer to Trustee, Custodian, or other Representative:
Trust FEIN -
Minor SSN - - -

PART 3 – PROPERTY DESCRIPTION Please complete fully; if additional space is required, please attach a separate page.

Legal Description Attachment
Add/Sub Wagner Subd Second Filing Block 2 Lot 4
County Big Horn City/Town Hardin Section 14 Township 1S Range 33E

PART 4 – DESCRIPTION OF TRANSFER Please complete fully; more than one option may apply.

Sale Gift Barter Nominal or no consideration Part of 1031 or 1033 exchange Transfer is subject to a reserved life estate
Distressed sales: Sheriff's deed Trustee's deed Deed in lieu of foreclosure Short sale Other
Transfer by Operation of Law
Termination of life estate by death Termination of joint tenancy by death Transfer on Death deed
Court order or decree (except sheriff's sale) Merger, consolidation, or other business entity reorganization Name change only

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 Transfer made in contemplation of death without consideration
Termination of joint tenancy by death Transfer of property of a decedent's estate
Transfer to a revocable living trust Transfer pursuant to court decree (except sheriff's sale)
Gift Termination of life estate by death
Correction, modification, or supplement of previously recorded instrument, no additional consideration Transfer by government agency
Merger, consolidation, or reorganization of business entity Tax deed
Land currently classified as agricultural land and for continued use for agricultural purposes (15-7-307, MCA) 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 \$ Value of good will included in sale \$
Financing: Cash FHA VA Contract Other Was an SID payoff included in the sale price? Yes No
Terms: New loan OR Assumption of existing loan Did the buyer assume an SID? Yes No
Value of personal property included in sale \$ Amount of SID paid or assumed: \$
Value of inventory included in sale \$ Was a mobile home included in the sale? Yes No
Value of licenses included in sale \$

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 severing water rights.
X Seller (Grantor) Signature Date 12.18.2025

PART 8 – PREPARER INFORMATION Preparer's signature is required.

X Signature Heather M. Ready Mailing Address P.O. Box 908
Name/Title Heather M. Ready, Deputy County Attorney City Hardin State MT ZIP 59034
(please print) Daytime Phone (406) 665-9705

Clerk and Recorder Use Only

Recording Information: Document No. Book Page Date
Department of Revenue Copy Page 3

REALTY TRANSFER CERTIFICATE

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GEOCODE(S) _____

ASSESSMENT CODE: _____

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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 Big Horn County

Mailing Address P.O. Box 908

(Permanent) 121 W 3rd St

City Hardin ST MT ZIP 59034

Seller Principal Residence ☒ Yes ☐ No

Buyer (Grantee)

Name Holly M. Cannon and Kevin J. Cannon, JTWROS

Mailing Address 903 North Crawford Avenue

(Permanent) Hardin ST MT ZIP 59034

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 _____ Attachment ☐

Add/Sub Wagner Subd Second Filing Block 2 Lot 4

County Big Horn City/Town Hardin Section 14 Township 1S Range 33E

PART 4 – DESCRIPTION OF TRANSFER

Please complete fully; more than one option may apply.

☒ Sale ☐ Gift ☐ Barter ☐ Nominal or no consideration ☐ Part of 1031 or 1033 exchange ☐ Transfer is subject to a reserved life estate

Distressed sales: ☐ Sheriff's deed ☐ Trustee's deed ☐ Deed in lieu of foreclosure ☐ Short sale ☐ Other

Transfer by Operation of Law

☐ Termination of life estate by death ☐ Termination of joint tenancy by death ☐ Transfer on Death deed

☐ Court order or decree (except sheriff's sale) ☐ Merger, consolidation, or other business entity reorganization ☐ Name change only

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 ☐ Transfer made in contemplation of death without consideration

☐ Termination of joint tenancy by death ☐ Transfer of property of a decedent's estate

☐ Transfer to a revocable living trust ☐ Transfer pursuant to court decree (except sheriff's sale)

☐ Gift ☐ Termination of life estate by death

☐ Correction, modification, or supplement of previously recorded instrument, no additional consideration ☒ Transfer by government agency

☐ Merger, consolidation, or reorganization of business entity ☐ Tax deed

☐ Land currently classified as agricultural land and for continued use for agricultural purposes (15-7-307, MCA) ☐ 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 \$ _____ Value of good will included in sale \$ _____

Financing: ☐ Cash ☐ FHA ☐ VA ☐ Contract ☐ Other Was an SID payoff included in the sale price? ☐ Yes ☐ No

Terms: ☐ New loan OR ☐ Assumption of existing loan Did the buyer assume an SID? ☐ Yes ☐ No

Value of personal property included in sale \$ _____ Amount of SID paid or assumed: \$ _____

Value of inventory included in sale \$ _____ Was a mobile home included in the sale? ☐ Yes ☐ No

Value of licenses included in sale \$ _____

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 severing water rights.

☒ Seller (Grantor) Signature _____ Date _____

PART 8 – PREPARER INFORMATION

Preparer's signature is required.

☒ Signature _____ Mailing Address P.O. Box 908

Name/Title Heather M. Ready, Deputy County Attorney City Hardin State MT ZIP 59034

(please print) Daytime Phone (406) 665-9705

Clerk and Recorder Use Only

Recording Information: Document No. _____ Book _____ Page _____ Date _____

Buyer/Seller Copy

Page 4

Return to:
Holly M. Cannon and Kevin J. Cannon
903 North Crawford Avenue
Hardin, MT 59034

QUIT CLAIM DEED

For valuable consideration, the receipt of which is hereby acknowledged, the undersigned Board of Commissioners of Big Horn County, Montana, a political subdivision of the State of Montana, with a mailing address of P.O. Box 908, Hardin, MT 59034 (“Grantor”) hereby conveys, releases, remises, and forever quit claims to Holly M. Cannon and Kevin J. Cannon, as joint tenants with right of survivorship, of 903 North Crawford Avenue, Hardin, MT 59034 (“Grantees”) and to their successor and assigns forever all of Grantor’s right, title, and interest in real property situated in Big Horn County, Montana more particularly described as follows, to wit:

Wagner Subd Second Filing, S14, T01S, R33 E, Lt 5 Blk 2

Together with any appurtenances.

Dated this 18TH day of December 2025.

BOARD OF COMMISSIONERS
BIG HORN COUNTY, MONTANA

George Real Bird III, Presiding Officer

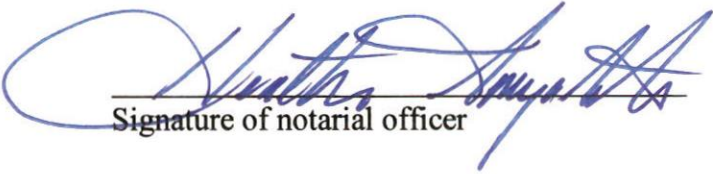
STATE OF MONTANA)
 :SS
County of Big Horn)

This instrument was acknowledged before me on December 15th, 2025 by George Real Bird III, as Presiding Officer of Board of Commissioners of Big Horn County, a political subdivision of the State of Montana.

(SEAL)



HEATHER AMYOTTE
NOTARY PUBLIC for the
State of Montana
Residing at Garryowen, Montana
My Commission Expires
May 1, 2028



Signature of notarial officer

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, 15-7-308, MCA.

GEOCODE(S)

ASSESSMENT CODE:

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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)

NameBig Horn County

Mailing AddressP.O. Box 908

(Permanent)121 W 3rd St

CityHardinST MTZIP 59034

Seller Principal ResidenceYesNo

Buyer (Grantee)

NameHolly M. Cannon and Kevin J. Cannon, JTWROS

Mailing Address903 North Crawford Avenue

(Permanent)

CityHardinST MTZIP 59034

Buyer Principal ResidenceYesNo

Mailing Address

For Tax Notice

(If different) CitySTZIP

Enter the last 4 digits of the SSN or FEIN

SSN-4833

SSN-7013

FEIN1333

Daytime Phone(406) 665-9700

Email Addresspschenderline@bighorncountymt.gov

SSN-4833

SSN-7013

FEIN

Daytime Phone(406) 665-5080

Email Addressholly.cannontransportation@gmail.com

Transfer to Trustee, Custodian, or other Representative:

Trust FEIN

Minor SSN

Main Geocode

Assessor Code or Parcel #

PART 3 – PROPERTY DESCRIPTION Please complete fully; if additional space is required, please attach a separate page.

Legal Description

Attachment

Add/SubWagner Subd Second Filing

Block2

Lot5

CountyBig Horn

City/TownHardin

Section14

Township1S

Range33E

PART 4 – DESCRIPTION OF TRANSFER Please complete fully; more than one option may apply.

☒ Sale☐ Gift☐ Barter☐ Nominal or no consideration☐ Part of 1031 or 1033 exchange☐ Transfer is subject to a reserved life estate

Distressed sales:☐ Sheriff's deed☐ Trustee's deed☐ Deed in lieu of foreclosure☐ Short sale☐ Other

Transfer by Operation of Law

☐ Termination of life estate by death☐ Termination of joint tenancy by death☐ Transfer on Death deed

☐ Court order or decree (except sheriff's sale)☐ Merger, consolidation, or other business entity reorganization☐ Name change only

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 made in contemplation of death without consideration☐ Transfer of property of a decedent's estate☐ 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:CashFHAVACONTRACTOther

Terms:New loanORAssumption 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?YesNo

Did the buyer assume an SID?YesNo

Amount of SID paid or assumed: \$

Was a mobile home included in the sale?YesNo

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 severing water rights.

Seller (Grantor) Signature

Date12.18.2025

PART 8 – PREPARER INFORMATION Preparer's signature is required.

SignatureHeather M. Ready

Mailing AddressP.O. Box 908

Name/TitleHeather M. Ready, Deputy County Attorney

(please print)

CityHardin

StateMT

ZIP59034

Daytime Phone(406) 665-9705

Clerk and Recorder Use Only

Recording Information: Document No.

Book

Page

Date

Department of Revenue Copy

Page 3

REALTY TRANSFER CERTIFICATE

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GEOCODE(S) _____

ASSESSMENT CODE: _____

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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 Big Horn County
Mailing Address P.O. Box 908
(Permanent) 121 W 3rd St
City Hardin ST MT ZIP 59034
Seller Principal Residence ☒ Yes ☐ No

Buyer (Grantee)
Name Holly M. Cannon and Kevin J. Cannon, JTWROS
Mailing Address 903 North Crawford Avenue
(Permanent) _____
City Hardin ST MT ZIP 59034
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 _____ Attachment ☐
Add/Sub Wagner Subd Second Filing Block 2 Lot 5
County Big Horn City/Town Hardin Section 14 Township 1S Range 33E

PART 4 – DESCRIPTION OF TRANSFER Please complete fully; more than one option may apply.

☒ Sale ☐ Gift ☐ Barter ☐ Nominal or no consideration ☐ Part of 1031 or 1033 exchange ☐ Transfer is subject to a reserved life estate
Distressed sales: ☐ Sheriff's deed ☐ Trustee's deed ☐ Deed in lieu of foreclosure ☐ Short sale ☐ Other _____
Transfer by Operation of Law
☐ Termination of life estate by death ☐ Termination of joint tenancy by death ☐ Transfer on Death deed
☐ Court order or decree (except sheriff's sale) ☐ Merger, consolidation, or other business entity reorganization ☐ Name change only

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 ☐ Transfer made in contemplation of death without consideration
☐ Termination of joint tenancy by death ☐ Transfer of property of a decedent's estate
☐ Transfer to a revocable living trust ☐ Transfer pursuant to court decree (except sheriff's sale)
☐ Gift ☐ Termination of life estate by death
☐ Correction, modification, or supplement of previously recorded instrument, no additional consideration ☒ Transfer by government agency
☐ Merger, consolidation, or reorganization of business entity ☐ Tax deed
☐ Land currently classified as agricultural land and for continued use for agricultural purposes (15-7-307, MCA) ☐ 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 \$ _____ Value of good will included in sale \$ _____
Financing: ☐ Cash ☐ FHA ☐ VA ☐ Contract ☐ Other _____ Was an SID payoff included in the sale price? ☐ Yes ☐ No
Terms: ☐ New loan OR ☐ Assumption of existing loan Did the buyer assume an SID? ☐ Yes ☐ No
Value of personal property included in sale \$ _____ Amount of SID paid or assumed: \$ _____
Value of inventory included in sale \$ _____ Was a mobile home included in the sale? ☐ Yes ☐ No
Value of licenses included in sale \$ _____

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 severing water rights.

☒ Seller (Grantor) Signature _____ Date _____

PART 8 – PREPARER INFORMATION Preparer's signature is required.

☒ Signature _____ Mailing Address P.O. Box 908
Name/Title Heather M. Ready, Deputy County Attorney City Hardin State MT ZIP 59034
(please print) Daytime Phone (406) 665-9705

Clerk and Recorder Use Only

Recording Information: Document No. _____ Book _____ Page _____ Date _____
Buyer/Seller Copy _____ Page 4

COUNTY OF BIG HORN, MONTANA

RESOLUTION 2025- 44

PREAMBLE:

A Resolution establishing the Big Horn County American Indian Heritage Day Relay Races.

RECITALS:

Montana has designated the last Friday in September as American Indian Heritage Day.

Montana Code Annotated § 1-1-228, encourages all Montanans to reflect on American Indian culture and heritage and celebrate American Indians and their culture in all lawful ways.

Toward that end, Big Horn County wishes to establish the Big Horn County Native American Heritage Relay Races, as a way to celebrate American Indian culture.

Pursuant to Mont. Code Ann. § 7-5-2101, the Big Horn County Board of Commissioners has the general authority to manage the business and concerns of the County, establishing the Big Horn County Native American Heritage Relay Races falls within this authority.

THEREFORE:

The Board of County Commissioners of Big Horn County, Montana, pursuant to Mont. Code Ann. § 7-5-2101, hereby establish the Big Horn County Native American Heritage Relay Races. The date for the relays shall be set as near to the last Friday in September as practicable.

ENACTED:

This 18th day of December, 2024, in Hardin, Montana.

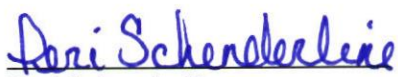
BOARD OF COMMISSIONERS
BIG HORN COUNTY, MONTANA

Lawrence Big Hair, Presiding Officer


George Real Bird III, Member


Larry Vandersloot, Member

ATTEST:


Peri Schenderline
Deputy Clerk and Recorder