

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.

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 _____ Mailing Address _____ (Permanent) _____ City _____ ST _____ Zip _____ Seller Principal Residence <input type="checkbox"/> Yes <input type="checkbox"/> No	Enter the last 4 digits of the SSN or FEIN SSN <u>XXX</u> - <u>XX</u> - _____ SSN <u>XXX</u> - <u>XX</u> - _____ FEIN <u>XX</u> - <u>XXX</u> Daytime Phone _____ Email Address _____	Main Geocode _____ Assessor Code or Parcel # _____
Buyer (Grantee) Name _____ Mailing Address _____ (Permanent) _____ City _____ ST _____ Zip _____ Buyer Principal Residence <input type="checkbox"/> Yes <input type="checkbox"/> No	SSN <u>XXX</u> - <u>XX</u> - _____ SSN <u>XXX</u> - <u>XX</u> - _____ FEIN <u>XX</u> - <u>XXX</u> Daytime Phone _____ Email Address _____	
Mailing Address _____ For Tax Notice _____ (If different) City _____ ST _____ Zip _____	Transfer to Trustee, Custodian, or other Representative: Trust FEIN <u>XX</u> - <u>XXX</u> Minor SSN <u>XXX</u> - <u>XXX</u> - _____	

PART 3 – PROPERTY DESCRIPTION

 Please complete fully; if additional space is required, please attach a separate page.

Legal Description _____ Attachment

Add/Sub _____ Block _____ Lot _____
County _____ City/Town _____ Section _____ Township _____ Range _____

PART 4 – DESCRIPTION OF TRANSFER

 Please complete fully, more than one may apply.

Sale Gift Barter Nominal or no consideration Part of 1031 or 1033 exchange
 Transfer is subject to a reserved life estate Beneficiary deed
Distressed sales: Sheriff's deed Trustee's deed Deed in lieu of foreclosure Short sale Other

Transfer by Operation of Law
 Termination of joint tenancy by death Termination of life estate by death Court order or decree (except sheriff's sale) Merger, consolidation, or other business entity reorganization

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 in contemplation of death without consideration
 Termination of joint tenancy by death Transfer of property of the estate of a decedent
 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 exempting (reserving) water rights. Seller must file Water Right Update form.

X Seller (Grantor) Signature _____ Date _____

PART 8 – PREPARER INFORMATION

 Preparer's signature is required.

X Signature _____ Mailing Address _____
Name/Title _____ (please print) City _____ State _____ Zip _____
Daytime Phone _____

Clerk and Recorder Use Only

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

Department of Revenue Copy