

WATER RIGHTS ACKNOWLEDGMENT

This document is intended to supplement a real estate purchase agreement concerning the property described below.

1. DATE AND REFERENCE AGREEMENT

Date of Acknowledgment:

Reference to Purchase Agreement Date:

Seller Name (s):

Buyer Name (s):

This acknowledgment relates to the purchase agreement for the property described below.

2. PROPERTY DESCRIPTION

Property Address or Location:

City or Vicinity:

County:

State: Montana

Legal Description of the Property:

Tax Parcel Identification Number (optional):

The property is defined as the "Property" for purposes of this acknowledgment.

3. GENERAL INFORMATION REGARDING WATER RIGHTS IN MONTANA

Water rights in Montana represent the right to use water, not ownership of the water itself. Water in Montana is held by the State for the benefit of the public. Water rights may exist as surface water or groundwater rights. Water rights are separate property rights that may or may not automatically transfer with land. Water rights may be subject to state adjudication and regulation.

4. WATER RIGHTS TRANSFER AND RECORDS

Transfers of water rights may need to be recorded or filed with the Montana Department of Natural Resources and Conservation (DNRC). The existence or status of water rights may depend on state records, historical use, and adjudication proceedings.

5. NO WARRANTY BY BROKERS OR AGENTS

Real estate brokers, salespersons, and brokerage firms involved in the transaction do not guarantee the quantity, quality, or legal status of any water rights. Brokers do not provide expert analysis of water rights.

6. BUYER ACKNOWLEDGMENT AND DUE DILIGENCE

The buyer acknowledges that water rights affecting the property may not be fully adjudicated or confirmed . The buyer has been advised to conduct independent investigations and seek professional advice regarding water rights . The buyer may make the purchase agreement contingent upon verification of water rights if desired .

7. INDEPENDENT INVESTIGATION

The buyer may obtain professional water rights evaluation , title research , DNRC records review , and legal advice regarding water rights .

8. NO REPRESENTATION BY SELLER UNLESS STATED

The seller makes no representations regarding water rights except as expressly stated in writing . Any water rights to be conveyed should be specifically identified in the purchase agreement or an addendum .

9. BUYER ACKNOWLEDGMENT

BUYER PRINTED NAME 1	BUYER SIGNATURE 1
BUYER: PRINTED NAME:	SIGNATURE:
DATE:	

BUYER PRINTED NAME 2	BUYER SIGNATURE 2
CO-BUYER (IF APPLICABLE): PRINTED NAME:	SIGNATURE:
DATE:	

This form is provided as a courtesy to My State MLS members and is open-source for use by any real estate professional who wishes to use it. **THIS IS A LEGALLY BINDING CONTRACT.** If you do not fully understand its terms , seek competent legal advice before signing .