

Project BANNISTER DRAIN TRAIL Parcel No. 1 County of Yellowstone
Designation MIDLAND SUBDIVISION FIFTH FILING AMENDED, LOT 12-A-2, BLOCK 3

WARRANTY DEED

THIS INDENTURE, made this _____ day of _____, 20____.

FOR VALUABLE CONSIDERATION, lawful money of the United States to them in hand paid by the **CITY OF BILLINGS**, THE receipt whereof is acknowledged, **WITNESSTH THAT:**

Big Sky Florists Supply
P.O. Box 1157
Billings, MT 59103

does hereby **GRANT, BARGAIN, SELL CONVEY, WARRANT AND CONFIRM** unto the **CITY OF BILLINGS** for the benefit and use of **The Public** the following described real property, to wit:

A tract of land situated in Lot 12-A-2 of the Plat Of Amended Lot 12-A, Block 3, Midland Subdivision Fifth Filing, located in the NW1/4 and the NE1/4 of Section 13, T.1S., R.25E., P.M.M. City of Billings, Yellowstone County, Montana, on file and of record in the office of the Clerk and Recorder of said County, Recorded June 13, 2001 Under Document No. 3133168, Records of Yellowstone County, Montana.

Said tract being more particularly described as follows: Beginning at the southeast corner of Lot 12-A-2 of said Amended Lot 12-A; thence along the south lot line of Lot 12-A-2 S 89°50'57" W for a distance of 674.13 feet; thence S 89°52'01" W for a distance of 259.52 feet to the southwest corner of said Lot 12-A-2, also being a point on the east right-of-way of South 29th Street West; thence along the said east right-of-way N 00°01'45" E for a distance of 6.89 feet; thence along a curve to the right with a radius of 510.00 feet and an arc length of 22.09 feet (Chord Bearing N 01°16'11" E Chord length 22.09 feet); thence leaving said east right-of-way along a curve to the right with a radius of 18.50 feet and an arc length of 3.66 feet (Chord Bearing N 84°13'06" E Chord length 3.66 feet); thence N 89°53'21" E for a distance of 207.49 feet; thence along a curve to the left with a radius of 419.00 feet and an arc length of 83.82 feet (Chord Bearing of N 84°09'29" E Chord length 83.68 feet); thence along a curve to the right with a radius of 1081.00 feet and an arc length of 216.26 feet (Chord Bearing N 84°09'29" E Chord length 215.90 feet); thence N 89°53'21" E for a distance of 423.88 feet; thence S 00°06'39" E for a distance of 58.68 feet to the Point of Beginning.

Said tract contains 1.032 acres, more or less.

AS SHOWN by Exhibit "A", consisting of one sheet attached hereto and made a part hereof.

PURPOSE OF ACQUISITION is to create a right-of way parcel for construction and use of public road, utility and related appurtenant structures, pursuant to 76-3-201(1)(h) M.C.A. as a division of land that creates rights-of-way or utility sites.

TO HAVE AND TO HOLD the above described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the **CITY OF BILLINGS**, and to its successors and assigns forever.

ACKNOWLEDGMENT AND ACCEPTANCE OF CONVEYANCE

The Mayor and City Council of the City of Billings acknowledges receipt of this deed and hereby accepts the property interest conveyed through this instrument.

Mayor, City of Billings

Date

ATTEST: _____

City Clerk

STATE OF MONTANA)

:SS

County of Yellowstone)

On this _____ day of _____, 20_____, before me, a Notary Public in and for the State of Montana, personally appeared _____ as Mayor and _____ City Clerk of Billings known to me to be the persons who signed, respectively, and acknowledge to me that they executed the foregoing instrument. IN WITNESS WHEREOF, I have hereunto set my hand and my seal the day and year herein above written.

Notary Public in and for the State of Montana
Residing in _____
My commission expires _____

Print Name

