

Project No. W.O. 92-11 Parcel No. 105 County of Yellowstone
Designation Grand Avenue

WARRANTY DEED

THIS INDENTURE, made this _____ day of _____, 200__.

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:**

City of Billings
P.O. Box 1178
Billings, MT 59101

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 the north 100 feet of Lot 11, Block 4 Sunset Subdivision, Document No. 430343, Documents of record at the Yellowstone County Clerk & Recorder, Billings, Yellowstone County, Montana.

Said tract being more particularly described as follows:
Beginning at the northwest corner of said Lot 11; thence N 90°00'00" E along the north lot line of said Lot 11 for a distance of 58.44 feet to the northeast corner of said Lot 11; thence S 00°09'00" E for a distance of 19.09 feet; thence S 89°16'22" W for a distance of 39.75 feet; thence S 46°36'35" W for a distance of 25.66 feet to a point on the east right-of-way line of 12th Street West; thence N 00°09'00" W along said east right-of-way line for a distance of 37.22 feet Point of Beginning.

Said tract contains 1,300 square feet.

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.

EXCEPTING AND RESERVING, however, all gas and oil, beneath the surface of the above described and conveyed premises, together with the right to extract the same, provided that in the exercise of such right the surface thereof shall not be disturbed, interfered with, or in anyway damaged.

FURTHER EXCEPTING AND RESERVING, unto the grantors, their successors and assigns all water, water rights, ditches, canals, irrigation systems, existing or as relocated, if any, including but not limited to, water stock or shares, bonds, certificates, contracts and any and al other indicia, of water, water right and ditch ownership, or any interest therein, appurtenant to the land described herein.

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)

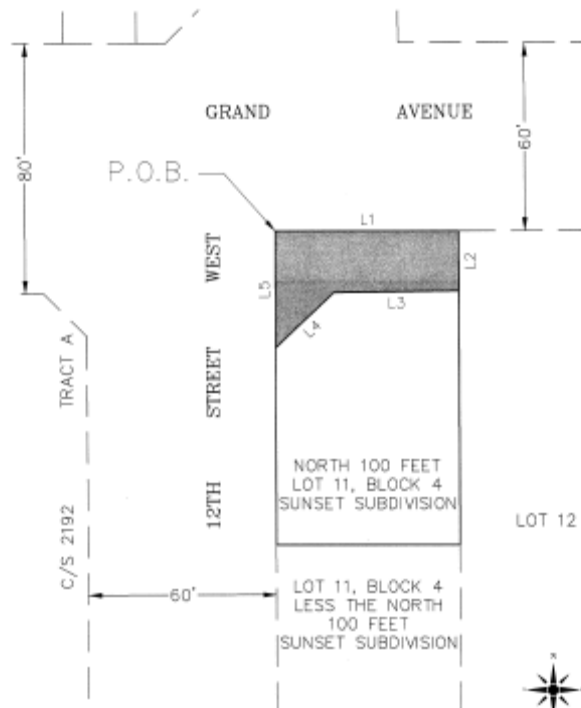
On this _____ day of _____, 20____, before me, a Notary Public in and for the State of Montana, personally appeared _____ as Mayor and _____ City Clerk of Billings known to me to be the persons who signed, respectively, and acknowledge to me that they executed the foregoing instrument. IN WITNESS WHEREOF, 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

EXHIBIT A

RIGHT-OF-WAY ACQUISITION
SITUATED IN THE NORTH
100 FEET OF LOT 11, BLOCK 4
SUNSET SUBDIVISION
BILLINGS, YELLOWSTONE COUNTY, MONTANA



Line #	DIRECTION	LENGTH
L1	N90° 00' 00"E	58.44
L2	S00° 09' 00"E	19.09
L3	S89° 16' 22"W	39.75
L4	S46° 36' 35"W	25.66
L5	N00° 09' 00"W	37.22

BASIS OF BEARINGS:

Sunset Subdivision, Block 4, Document No. 430343, Documents of record at the Yellowstone County Clerk & Recorder, Billings, Yellowstone County, Montana.

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LEGEND
 RIGHT-OF-WAY ACQUISITION

CITY OF BILLINGS, MONTANA
RIGHT-OF-WAY EXHIBIT

PROJECT NO. 92-11 PARCEL 105
THIS EXHIBIT IS PREPARED FROM THE CITY OF BILLINGS, MONTANA