

Return to: City Clerk
City of Billings
PO Box 1178
Billings, MT 59103

Project No. W.O. 10-27 County of Yellowstone
Designation Central Avenue Sidewalks

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:**

Gerald A Neumann & Edward Jordan
2609 Selvig Ln
Billings, MT 59102

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 7, Block 9, Central Acres Subdivision 5th Filing as recorded in Document No. 565737, in the SW1/4 Section 1, T.1S., R.25E., M.P.M., Yellowstone County, Montana being more particularly described as follows:

Beginning at the southwest corner of Lot 7, Block 9 Central Acres; thence N 00°10'30" W along the east right-of-way line of 32nd Street West for a distance of 21.13 feet; thence leaving said east right-of-way line N 89°42'30" E for a distance of 5.00 feet; thence S 36°48'06" E for a distance of 26.28 feet to a point on the north right-of-way line of Central Avenue; thence S 89°42'30" W along said north right-of-way for a distance of 20.68 feet to the Point of Beginning, containing an area of 272 square feet 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. and A.R.M. 24.183.1104 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. **IN WITNESSTH WHEREOF**, the undersigned have executed these premises the day and year first above written.

Gerald Neumann
Property Owner

Edward Jordan
Property Owner

STATE OF MONTANA)
County of Yellowstone) :SS

On this 29 day of February, 2012, before me the undersigned Notary Public for the State of Montana, personally appeared GERALD A. NEUMANN & EDWARD JORDAN, known to me to be the person who signed the foregoing instrument and who acknowledged to me that she executed the same. Witness my hand and seal the day and year herein above written.

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

Print Name



Susan Wellbrook
SUSAN WELLBROOK
NOTARY PUBLIC for the State of Montana
Residing at Billings, Montana
My Commission Expires
September 29, 2012

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