

**State of Montana
Department of Transportation**

Right-of-Way Bureau
2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001

R/W ID.: MT 1036(1) Parcel No.: 44 County: Yellowstone
Designation: Bench Boulevard - Billings
Project No.: 6041-001-000

Bargain and Sale Deed

This Deed, made this 10th day of May, 2012, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, **witnesses that**,

Michael McCafferty and Laura McCafferty
710 Bench Blvd.
Billings, MT 59105

does hereby **grant, bargain, sell** and **convey** to the **City of Billings, Montana**, the following-described real property:

Parcel No. 44 on Montana Department of Transportation Project MT 1036(1), as shown on the Right-of-Way plan for said project recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana. Said parcel is also described as a tract of land in Lot 9A, Block 3, of Amended Plat of Lots 7, 8, and 9, Block 3, of Conway Subdivision, 2nd Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of said County, under Document No. 3133323, as shown by the shaded area on the plat, consisting of 1 sheet, attached hereto and made a part hereof, containing an area of 413 sq. ft., more or less.

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Parcel No.: 44

Excepting and reserving to Grantor(s), however, all gas, oil and minerals 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 damaged. This exception and reservation does not include sand, gravel and other road building materials, which are conveyed by this Deed.

Further excepting and reserving unto the Grantor(s), their heirs, 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 all other indicia of water, water right and ditch ownership, or any interest therein appurtenant to the land described therein, save and except groundwater for the use, benefit and purposes of the Grantee(s).

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, Montana, and to its successors and assigns forever.

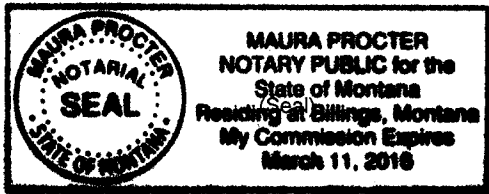
This Deed was executed on the date of its last acknowledgment.

Michael McCafferty
Laura McCafferty

State of Montana)
County of Yellowstone)

This instrument was acknowledged before me on 05/10/2012
(date)

by Michael & Laura McCafferty
(Grantor(s))



Maura Procter
Notary Signature Line

Notary Printed Name

Notary Public for State of _____

Residing at: _____

My Commission Expires: _____ / _____ / 20__

State of _____)
County of _____)

This instrument was acknowledged before me on _____
(date)

by _____
(Grantor(s))

Notary Signature Line

Notary Printed Name

Notary Public for State of _____

Residing at: _____

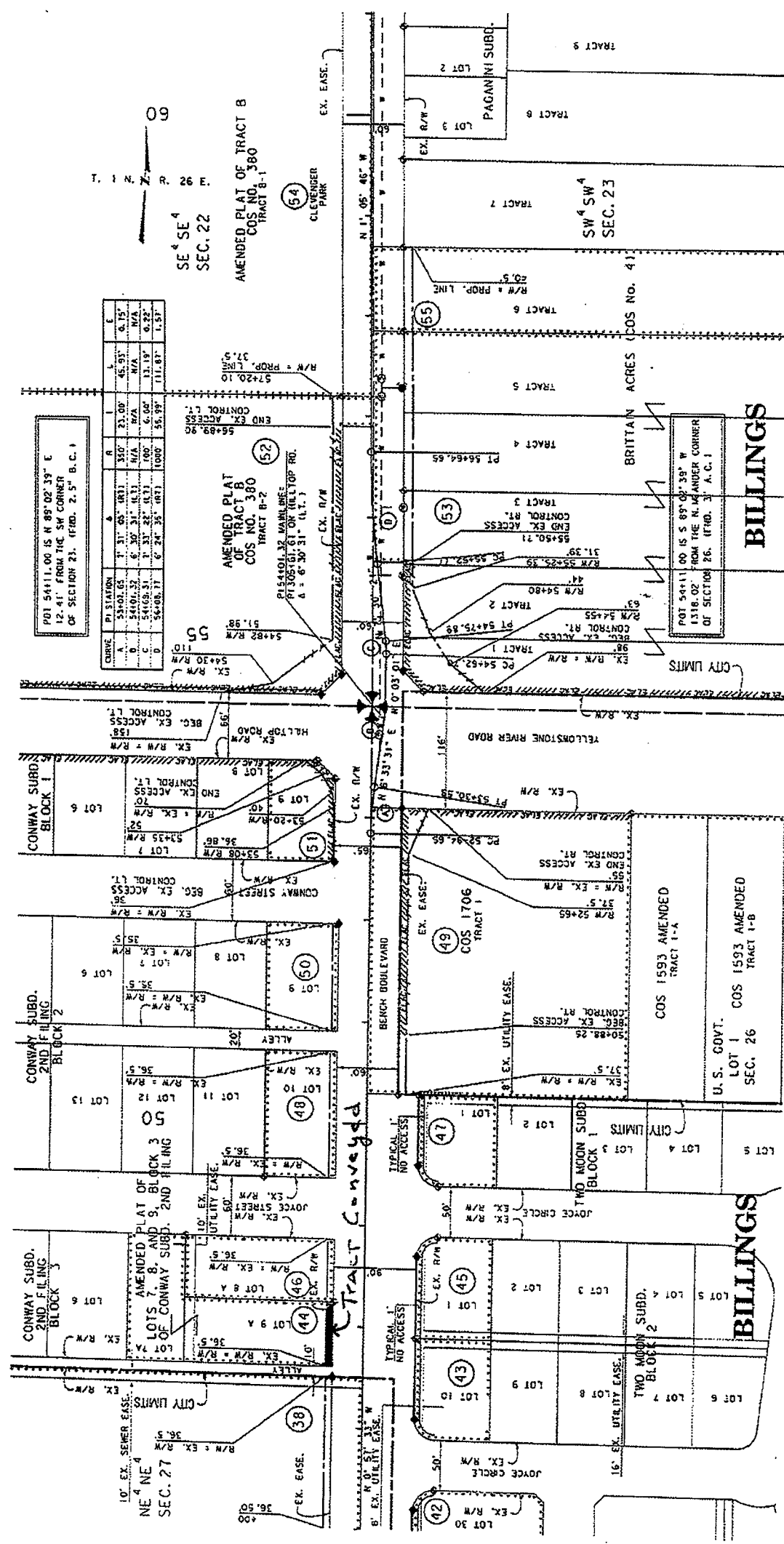
My Commission Expires: _____ / _____ / 20__

(Seal)

Recording Information

STATE	RIGHT OF WAY
MONTANA	
R/W ID.	MT 1036117
PROJECT NO.	6011-001-000

BENCH BOULEVARD - BILLINGS



CHISE	PI STATION	A	B	C	D	E
A	53+02.65	1' 31" 05' 08.11	350'	23.00'	45.93'	0.15'
B	54+01.32	6' 30' 31" 11.1	N/A	N/A	N/A	N/A
C	54+09.31	1' 31' 22" 03.1	1000'	6.00'	13.18'	0.22'
D	54+08.77	0' 24' 35" 08.1	1000'	55.99'	111.87'	1.53'

POT 54+11.00 IS N 89° 02' 39" E
12.41' FROM THE SW CORNER
OF SECTION 23. (FIND. 2.5" B.C.)

POT 54+11.00 IS S 89° 02' 39" W
1318.02' FROM THE N. MANAGER CORNER
OF SECTION 26. (FIND. 3" A.C.)

PARCEL 44, SHEET 1 OF 1

MONTANA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY EXHIBIT
YELLOWSTONE COUNTY

LEGEND

- TRACT CONVEYED
- OWNERS QUADRANT
- RIGHT OF WAY LINE
- R/W R/W LINE
- CENTERLINE
- FULL ACCESS CONTROL
- LIMITED ACCESS CONTROL
- DATE MEASURED 10-20-11
- DATE REVISION

SCALE 1"=50'

FOR EXISTING R/W AND SECTION CORNER
RETRACEMENT, SEE CERTIFICATE OF
SURVEY NO. 3428 AND 3427 RESPECTIVELY.

GRID STATE PLANE COORDINATES
THIS IS A STATE PLANE COORDINATE PROJECT. ALL
DIMENSIONS, DISTANCES AND AREAS ON THIS PROJECT
ARE GRID, EXCEPT FOR THE EXISTING R/W WIDTH
DIMENSIONS, WHICH IS RECORD.
THE COMBINATION SCALE FACTOR IS 0.9994576810

NOTES:

- THE IMPROVED R/W LINE WHERE A LOCAL CURVE TRANSITION IS USED IS A CIRCLED DIMENSION RATHER THAN A CONCENTRIC CURVE.
- ALL STATIONS AND OFFSETS FOR R/W BLENDS ARE IN REFERENCE TO THE R/W BASELINE.

THIS PLAT IS PREPARED FROM THE MONTANA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS AND IS RECORDED IN OFFICE OF THE COUNTY CLERK AND RECORDER, OFFICIAL PLAT OF THE MONTANA DEPARTMENT OF TRANSPORTATION, HELLEN, MONTANA.

MDTX MONTANA DEPARTMENT OF TRANSPORTATION
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