

Return to:
Copper Ridge Development Corporation
175 North 27th, Suite 900
Billings, MT 59101

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION of \$672.32, the receipt of which is hereby acknowledged, the undersigned, City of Billings of 210 N. 27th Street, PO Box 1178, Billings, Montana 59101 does hereby remise, release, and quitclaim unto Copper Ridge Development Corporation of 175 N 27th Street, Suite 900, Billings, Montana 59101 their heirs, successors, and assigns, all right, title, and interest in and to certain real property situated in the SW 1/4 of Section 25, T. 1N., R. 24 E., P.M.M., County of Yellowstone, State of Montana, being more particularly described as follows, to-wit:

All that portion of five (5) dedicated park parcels consisting of three (3) separate individual parcels situated within the right-of-way of East Copper Ridge Loop and Copper Ridge Circle within that portion of said roads being adjacent to Lots 32, 33, 34 of Block 4 and Lot 12 of Block 3, of COPPER RIDGE SUBDIVISION, SECOND FILING, as recorded in the office of the Clerk and Recorder of said County, under Document No. 3458613, together with all that portion of two (2) park parcels; the first being coincident with Lot 32 and Lot 33, Block 4 and all that portion of the second park parcel coincident with Lot 33 and Lot 34, Block 4 of afore referenced COPPER RIDGE SUBDIVISION, SECOND FILING.

The undersigned further certifies that the parcels will be forever merged with adjacent lots and no parcel shall be transferred separately in the future. Through this deed, the transfer of said park parcels to Copper Ridge Development Corporation shall be contingent upon the recording of Copper Ridge Subdivision, Third Filing, whereby certain park land is being dedicated to the City of Billings. If the park land is not dedicated by Copper Ridge Development Corporation with the recording of Copper Ridge Subdivision, Third Filing, this deed shall become null and void, and property ownership of the park land shall revert back to the City of Billings.

IN WITNESS WHEREOF, the undersigned has executed this instrument this _____ day of _____, 2012.

City of Billings

By: _____

Title: Mayor

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this _____ day of _____, 2012, before me, the undersigned Notary Public for the State of Montana, personally appeared _____, known to me to be the persons who signed the forgoing instrument as Mayor of the City of Billings, Montana and acknowledged to me that said City of Billings executed the same. Witness my hand and seal the day and year herein above written.

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

ACKNOWLEDGED by Copper Ridge Development Corporation

By: _____

Title: _____

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this _____ day of _____, 2012, before me, the undersigned, a Notary Public for the State of Montana, personally appeared _____ to me known to be the _____ of the corporation that executed the within instrument and acknowledged to me that such corporation executed the same. Witness my hand and seal the day and year herein above written.

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

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) /76-3-207(3), M.C.A.

Tax Codes: _____

Date: _____

Yellowstone County Treasurer

By: _____
Deputy