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Sanderson Stewart
1300 N. Transtech Way
Billings, MT 59102

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION of \$49703.60 the receipt of which is hereby acknowledged, the undersigned, City of Billings of 210 N. 27th St., PO Box 1178, Billings, MT 59101 does hereby remise, release, and quitclaim unto Regal Land Development , Inc. of P.O. Box 80445, Billings, MT 59108, their heirs, successors, and assigns, all right, title, and interest in and to certain real property situated in the SE1/4 of Section 24, T. 1N., R. 25 E., P.M.M. and the SW1/4 of Section 19, T. 1N., R. 25 E., P.M.M., County of Yellowstone, State of Montana, being more particularly described as follows, to-wit:

All that portion of one (1) parcel containing 42,329 square feet, of the previously dedicated park parcel lying coincident to and west of Lot 44, Block 4 within IRONWOOD ESTATES, FIRST FILING, as recorded in the office of the Clerk and Recorder of said County, under Document No. 3196396, **TOGETHER WITH** six (6) parcel, containing 343,102 square feet, being all the previously dedicated park parcels lying within Block 1, Block 2, and Block 4 of IRONWOOD ESTATES, FOURTH FILING, as recorded in the office of the Clerk and Recorder of said County, under Document No. 3378731, all lying within the following described boundary:

BEGINNING at the 1/4 corner common to Sections 24, T. 1 N., R. 24 E., and Section 19, T. 1 N., R. 25 E., P.M.M; thence, along the east-west midsection line of said Section 19, N 89°25'00" E, 515.05 feet to the northeast corner of Lot 15, Block 1, Ironwood Estates Subdivision, Fourth Filing, according to the official plat on file in the Office of the Clerk & Recorder of Yellowstone County, Montana, under Document No. 3378731; thence along the east line of said Lot 15, the following courses:

S 00°35'00" E, 72.22 feet; thence S 10°22'50" W, 119.79 feet; thence S 3°05'08" W, 434.22 feet to the intersection of said east line of Lot 15 with the prolongation of the north line of Lot 33A, Block 1 of the Amended Plat of Lot 33, Block 1, Ironwood Estates Subdivision, Fourth Filing, according to the official plat on file in the Office of the Clerk & Recorder of Yellowstone County, Montana, under Document No. 3423267; thence S 86°54'52" E along the north line of said Lot 33A, a distance of 175.00 feet to the northeast corner of said Lot 33A and the west right-of-way line of Aspenridge Drive; thence along said west right-of-way line the following courses and distances: S 3°05'08" W, 27.71 feet; thence along a curve to the left, having a radius of 330.00 feet, through a central angle of 11°38'36", an arc length of 67.06 feet; thence S 8°33'28" E, 146.48 feet; thence along a curve to the right, having a radius of 10.00 feet, through a central angle of 88°09'05" an arc length of 15.39 feet to the north right-of-way line of Canyonwoods Drive; thence along said north right-of-way line, along a curve to the left, having a radius of 1230.00 feet, through a central angle of 7°44'44" an arc length of 166.28 feet; thence, leaving said north right-of-way line, S 8°33'28" E, 1.94 feet; thence S 9°18'30" W, 31.76 feet to a point on the centerline of said Canyonwoods Drive; thence S 18°50'29" E, 29.98 feet to a point on the south right-of-way line of said Canyonwoods Drive and the northeast corner of Lot 14, Block 4 of said Ironwood Estates Subdivision, Fourth Filing; thence S 48°18'37" E along the east line of said Lot 14, a distance of 140.41 feet to the southeast corner of said Lot 14; thence S 52°49'31"E, 135.43 feet to the northeast corner of Lot 35, Block 4 of Ironwood Estates Subdivision, First Filing, according to the official plat on file in the Office of the Clerk & Recorder of Yellowstone County, Montana,

under Document No. 3196396; thence along the north line of Lots 35 to 44 of said Block 4, the following courses and distances: S76° 13' 37"W, 48.83 feet; thence along a curve to the right, having a radius of 850.00 feet, through a central angle of 20°35'31", an arc length of 305.49 feet; thence N 83°10'51" W, 239.77 feet; thence along a curve to the left, having a radius of 2150.00 feet, through a central angle of 21°01'21", an arc length of 788.86 feet to the northwest corner of said Lot 44, Block 4; thence S 14°12'12"E along the west line of said Lot 44, a distance of 120.00 feet to the southwest corner of said Lot 44 and the north right-of-way line of Ironwood Drive; thence along said north right-of-way line the following courses: along a non-tangent curve to the left from which a radial bears S 14°12'12"E, having a radius of 2030.00 feet, through a central angle of 5°40'12", an arc length of 200.88 feet; thence long a curve to the right, having a radius of 122.00 feet, through a central angle of 73°14'58", an arc length of 155.97 feet to a point on the northeasterly right-of-way line of Woodcreek Drive; thence along said northeasterly right-of-way line the following courses and distances: along a curve to the left, having a radius of 527.27 feet, through a central angle of 17°35'19", an arc length of 161.86 feet; thence N 54° 12' 44" W, 649.89 feet to a point on southeasterly line of Lot 9, Block 1 of said Ironwood Estates, Fourth Filing; thence along said southeasterly line of Lot 9, Block 1 the following courses and distances: N 35°47'16" E, 141.43 feet; thence N 65°29'00" E, 153.08 feet; thence along a curve to the left, having a radius of 478.87 feet, through a central angle of 65°59'49", an arc length of 551.60; thence N 0°30'49" W, 220.39 feet to a point on the East-West midsection line of said Section 24; thence N 89°29'11" E along said line, 1097.90 feet to the **POINT OF BEGINNING**;

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 Regal Land Development, Inc. shall be contingent upon the recording of Ironwood Estates, Fifth Filing, whereby certain park land, consisting of three (3) parcel containing 289,901 square feet, is being dedicated to the City of Billings. If the park land is not dedicated by Regal Land Development, Inc. with the recording of Ironwood Estates, Fifth Filing, this deed shall become null and void, and property ownership of the park land shall revert back to the City of Billings.

