

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:**

James E. Edwards
PO Box 1793
Billings, MT 59103-1793

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:

Lot 18, Panoramic Heights, located in the NE1/4 NE1/4 of Section 32, T.1N.,R.26E., P.M.M., City of Billings, Yellowstone County, Montana, on file and of record in the office of the Clerk and Recorded of said County, Recorded May 10, 1947, Under Document No. 426171, Records of Yellowstone County, Montana

PURPOSE OF ACQUISITION. Acquisition of this lot will place an existing traveled roadway known as Mountain View Boulevard to a publicly owned parcel in which public utilities shall also be located. Also, Lot 18 is bounded by existing public lands also known as Black Otter Trail Park. Purchase of this lot will create contiguous publicly owned land.

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.

SUBJECT TO:

EXCEPTING AND RESERVING any interest in minerals, including oil, gas and other hydrocarbons, 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.

