QUITCLAIM DEED

For valuable consideration, _____, and _____ as Co-Personal Representatives of the Estate of August Kramer, as **GRANTOR,** does hereby release and forever quitclaim their interest unto the **CITY OF BILLINGS, MONTANA,** a Municipal Corporation, of P.O. Box 1178, Billings, Montana 59103, as **GRANTEE,** the following described real property situated in Yellowstone County, Montana:

Yellowstone County road easement for Grand Avenue also described as a portion of County Road Petition Number 37, road Ordered Open June 4, 1891, being that portion south and adjacent to Zimmerman Acreage Tracts, Recorded May 27, 1958 under Document Number 601982 in the office of the Clerk and Recorder of Yellowstone County, said portion lying within Tract 1A, of Certificate of Survey No. 2990 Recorded December 29, 1998 under Document Number 3033372 in the office of the Clerk and Recorder of Yellowstone County described as follows:

Basis of bearings the north line of said Tract 1A of Certificate of Survey 2990,
Beginning at the south west corner of said Zimmerman Acreage Tracts; thence S 89°56'21" E for a distance of 242.0 feet; thence to a point 30.0 feet and perpendicular to and in a southerly direction to the said north line of said Tract 1A, said point also being on the south easement line of said County Road Petition Number 37; thence along said County Road Petition and 30.0 feet parallel to the said north line of said Tract 1A for a distance of 242.0 feet; thence in a northerly direction for a distance of 30.0 feet to the Point of Beginning.

Said Tract containing 0.167 acres.

AS SHOWN BY EXHIBIT "A", consisting of one sheet, attached hereto and made a part of.

THE PURPOSE OF THIS QUITCLAIM DEED is to create a right-of way parcel for construction and use for a public road, utilities, and related appurtenant structures, which is exempt from the provisions of the Montana Subdivision and Platting Act pursuant to §76-3-201(1)(h), M.C.A. as a division of land that creates rights-of-way or utility sites and 24.183.1104 A.R.M.

Dated this ____ day of _____, 2012.

_____ _____
By: By:

_____ _____
As: Co-Personal Representative As: Co-Personal Representative

STATE OF MONTANA}
: ss.
County of Yellowstone }

On this ____ day of _____, 2012, before me, a Notary Public for the State of Montana, personally appeared _____, and _____, as Co-Personal Representatives of the Estate of August Kramer, known to me to be the persons who signed the foregoing instrument and who acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

_____ (Signature)

(NOTARIAL SEAL) _____ (Printed Name)
Notary Public for the State of Montana
Residing in Billings, Montana
My Commission Expires: _____

ACKNOWLEDGMENT AND ACCEPTANCE OF CONVEYANCE

The Mayor and City Council of the City of Billings acknowledge receipt of this deed and hereby accept the property interest conveyed through this instrument.

_____
Thomas W. Hanel, Mayor
CITY OF BILLINGS

ATTEST:

By: _____
Cari Martin, City Clerk
CITY OF BILLINGS

STATE OF MONTANA)
: ss.
County of Yellowstone)

On this _____ day of _____, 2012, before me, a Notary Public for the State of Montana, personally appeared **Thomas W. Hanel** and **Cari Martin,** known to me to be the Mayor and City Clerk, respectively, of the City of Billings, Montana, and acknowledged to me that they executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

_____ (Signature)

(NOTARIAL SEAL) _____ (Printed Name)
Notary Public for the State of Montana
Residing in Billings, Montana
My Commission Expires: _____