

Prepared by:
Pedersen & Hardy, P.C.
1001 S. 24th St. W., Ste. 315
Billings MT 59102

Return To:
THE CITY OF BILLINGS
PO Box 1178
Billings, Montana 59103

QUIT CLAIM DEED

The undersigned,

J & S DEVELOPMENT CO., a Montana Corporation, Conveyancor, of 1644 South Castle Stone Square, Billings, Montana 59106,

hereby conveys, remises, releases and forever quit claims unto:

THE CITY OF BILLINGS, Conveyancee, of PO Box 1178, Billings, Montana 59103, and to Conveyancee's successors and assigns forever,

all of Conveyancor's right, title and interest in and to the following described real property situated in Yellowstone County, Montana, described as follows, to-wit:

Lot 9, Block 1, of Grand Peaks Subdivision, Second 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. 3583600.

together with all the tenements, hereditaments and appurtenances thereto belonging, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title and interest in the real property, possession, claim and demand whatsoever as well in law as in equity, of the said Conveyancor in or to the said premises and every part and parcel thereof unto the said Conveyancee including warranties received by Conveyancor from Conveyancor's predecessors in title.

DATED this 10 day of DECEMBER, 2012.

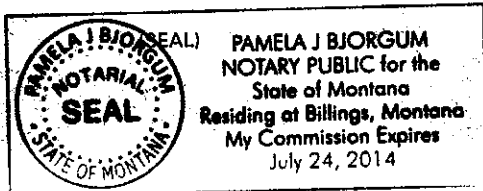
J & S DEVELOPMENT CO.

By: [Signature]
its PRESIDENT

STATE OF MONTANA)
) ss.
County of Yellowstone)

This instrument was acknowledged before me on December 10, 2012,
by Jeff Burkert as President of J & S
DEVELOPMENT, CO.

Pamela J Bjorgum
(print or type name of notary)
Notary Public for the State of Montana
Residing at Billings, Montana
My Commission Expires July 24, 20 14



REALTY TRANSFER CERTIFICATE

Confidential Tax Document
The information contained in this certificate is confidential by Montana law. Unauthorized disclosure of this information is a criminal offense.

GEOCODE(S)
ASSESSMENT CODE

The Department of Revenue will change the name on ownership records used for the assessment and taxation of real property when this form is fully and accurately completed and signed. (Please read the attached instructions on page 1 for assistance in completing and filing this form). Montana law requires this form be completed and may impose up to a \$500 penalty for failure to file a Realty Transfer Certificate (15-7-304, 305 and 310, MCA)

PART 1 - DATE OF TRANSFER (SALE)

MM/DD/YYYY

PART 2 - PARTIES Please complete this section in full; if additional space is required, please attach a separate page

Seller (Grantor) Name: J & S DEVELOPMENT CO., a Montana Corporation
Mailing Address: 1644 South Castle Stone Square
Buyer (Grantee) Name: THE CITY OF BILLINGS
Mailing Address: PO Box 1178

PART 3 - PROPERTY DESCRIPTION Please complete fully; if additional space is required, please attach a separate page

Legal Description
Attachment
Add/Sub: Grand Peaks Subdivision, Second Filing, Block 1, Lot 9
County: Yellowstone, City/Town: Billings, Section, Township, Range

PART 4 - TYPE OF TRANSFER Please complete fully, more than one may apply.

Transfer by Operation of Law
Termination of joint tenancy by death
Termination of life estate by death
Court order or decree (except sheriff's sale)
Merger, consolidation, or other business entity reorganization

PART 5 - EXCEPTIONS FROM PROVIDING SALES PRICE INFORMATION Please complete fully, more than one may apply

Gift
Transfer in contemplation of death without consideration
Transfer between husband/wife or parent/child for nominal consideration
Transfer of property of the estate of a decedent
Transfer by government agency
Connection, modification, or supplement of previously recorded instrument, no additional consideration
Termination of joint tenancy by death
Termination of life estate by death
Transfer pursuant to court decree (except sheriff's sale)
Tax deed
Merger, consolidation or reorganization of business entity
Land eligible for timberland/foremland classification (15-44-103, MCA)
Land eligible for agricultural classification (15-7-201, MCA)
Transfer to a revocable living trust
Other (Specify Type)

PART 6 - SALE PRICE INFORMATION Please complete fully, more than one may apply

Actual Sale Price \$
Financing: Cash, FHA, VA, Contract, Other
Term: New loan OR Assumption of existing loan
Value of personal property included in sale \$
Value of inventory included in sale \$
Value of licenses included in sale \$
Value of good will included in sale \$
Was an SID payoff included in the sale price? Yes No
Did the buyer assume an SID? Yes No
Amount of SID paid or assumed \$
Was a mobile home included in the sale? Yes No

PART 7 - WATER RIGHT DISCLOSURE - This Disclosure is only applicable to the property identified in PART 3 above

A. Property is served by a public water supply, i.e., city, irrigation district, or water district provides water.
B. Seller has no water rights on record with DNRC to transfer.
C. Seller is transferring ALL water rights on record with DNRC to the Buyer.
D. Seller is dividing or exempting (reserving) water rights. Seller must file Water Right Update form.

Seller (Grantor) Signature Date 3-7-2013

PART 8 - PREPARER INFORMATION Preparer's signature is required

Name/Title: FIRST MONTANA TITLE (Please print) Signature
Mailing Address: 2900 Central Ave, Unit B, City: BILLINGS, ST: MT, Zip: 59102, Daytime Phone: 406-869-9669

Clerk and Recorder Use Only

Recording Information: Document #, Book, Page, Date
Warranty, Trust Deed, Quit Claim, Grant, Contract for Deed, Decree, Interest, Bargain & Sale Deed, Notice of Purchaser's Interest, Statement of Acknowledgement, Termination of Joint Tenancy, Tax Deed, Beneficiary Deed, Other

Release Instructions:

Date: 12-5-2012

Borrower Name: J & S Development, Co

Loan Number (s)/Recording #

1100507795	3625000	<u>Full Release:</u> <input type="checkbox"/>	<u>Partial Release:</u> <input checked="" type="checkbox"/>
1100507587	3590493	<u>Full Release:</u> <input type="checkbox"/>	<u>Partial Release:</u> <input checked="" type="checkbox"/>
		<u>Full Release:</u> <input type="checkbox"/>	<u>Partial Release:</u> <input type="checkbox"/>
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Legal Description:

Lot 9, Block 1, of Grand Peaks Subdivision, Second Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document No. 3583600.

To Trustee:

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Trust Indenture. You are hereby requested and directed to reconvey, without warranty, to the parties designated by the terms of the said Trust Indenture, the following described portion of the real property covered by said Trust Indenture, and **ONLY** the above described legal description.

FIRST INTERSTATE BANK

By: 
Its: Assistant Vice President

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Date: 12-5-2012

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Loan Number (s)/Recording #

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By: 

Its: Assistant Vice President