

Return to:  
Reflections at Copper Ridge, LLC.  
175 North 27th, Suite 900  
Billings, MT 59101

## QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, 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 Reflections at Copper Ridge, LLC. 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 SE 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 four (4) dedicated park parcels consisting of one (1) separate individual parcel situated within the center of the right-of-way of Reflections Circle; one (1) individual Park Parcel coincident with the south side of Lot 1 Block 1 being also coincident with Butte Ridge Drive and Western Bluffs Boulevard; one (1) individual Park Parcel separating Lot 1 & Lot 2 of Block 1 and one (1) individual Park Parcel separating Lot 2 & Lot 3 being also coincident with the east right-of-way of Reflections Circle within Block 1, all as platted within REFLECTIONS at COPPER RIDGE SUBDIVISION, as recorded in the office of the Clerk and Recorder of said County, under Document No. 3439662.

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 Reflections at Copper Ridge, LLC. shall be contingent upon the recording of Reflections at 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 Reflections at Copper Ridge, LLC. with the recording of Reflections at 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 \_\_\_\_\_, 2013.

City of Billings

By: \_\_\_\_\_

Title: Mayor

STATE OF MONTANA )  
 :SS  
County of Yellowstone )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, 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 Reflections at Copper Ridge, LLC.

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF MONTANA )  
 :SS  
County of Yellowstone )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, 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