

## 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 Copper Ridge Development Corp. 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 SW 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:

Those parkland parcels dedicated with the platting of COPPER RIDGE SUBDIVISION, 2ND FILING, as recorded in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3458613, being described as follows;

The two (2) parkland parcels lying within the right-of-way of West Copper Ridge Loop, the one (1) parkland parcel lying adjacent to Lot 35 in Block 4, the one (1) parkland parcel lying within Block 5, the four (4) parkland parcels lying within Block 6, the one (1) parkland parcel lying within Block 7, and the parkland parcel described as "Copper Ridge Square".

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 Copper Ridge Development Corp. shall be contingent upon the recording of Copper Ridge Subdivision, Fifth Filing, whereby certain park land is being dedicated to the City of Billings. If the park land is not dedicated by Copper Ridge Development Corp. with the recording of Copper Ridge Subdivision, Fifth Filing, this deed shall become null and void, and property ownership of the park land shall revert back to the City of Billings.

