

Project No. W.O. 92-11 Parcel No. 106 County of Yellowstone
Designation Grand Avenue

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:**

City of Billings
P.O.Box 1178
Billings, MT 59101

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:

A tract of land situated in Lot 12, Block 4 Sunset Subdivision, Document No. 430343, Documents of record at the Yellowstone County Clerk & Recorder, Billings, Yellowstone County, Montana.

Said tract being more particularly described as follows:

Beginning at the northwest corner of said Lot 12; thence N 90°00'00" E along the north lot line of said Lot 12, also being the south Right-Of-Way line of Grand Avenue for a distance of 60.00 feet to the northeast corner of said Lot 12; thence S 00°09'00" E for a distance of 18.33 feet; thence S 89°16'16" W for a distance of 60.00 feet; thence N 00°09'00" W for a distance of 19.09 feet Point of Beginning.

Said tract contains 1,123 square feet.

AS SHOWN by Exhibit "A", consisting of one sheet attached hereto and made a part hereof.

PURPOSE OF ACQUISITION is to create a right-of way parcel for construction and use of public road, utility and related appurtenant structures, pursuant to 76-3-201(1)(h) M.C.A. as a division of land that creates rights-of-way or utility sites.

EXCEPTING AND RESERVING, however, all gas and oil, beneath the surface of the above described and conveyed premises, together with the right to extract the same, provided that in the

ACKNOWLEDGMENT AND ACCEPTANCE OF CONVEYANCE the Mayor and City Council of the City of Billings acknowledges receipt of this deed and hereby accepts the property interest conveyed through this instrument.

IN WITNESSTH WHEREOF, the undersigned have executed these premises the day and year first above written.

CITY OF BILLINGS, a Montana
Municipal Corporation

BY: _____
Thomas W. Hanel, Mayor

ATTEST: _____
Cari Martin, City Clerk

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this _____ day of _____, 20____, before me the undersigned Notary Public for the State of Montana, personally appeared Thomas W. Hanel, as Mayor and Cari Martin, City Clerk of Billings known to me to be the persons who signed, respectively and who acknowledged to me that they executed the foregoing instrument. IN WITNESS WHERE OF, I have hereunto set my hand and my seal the day and year herein above written.

Notary Public in and for the State of Montana