

WARRANTY DEED

THIS DEED, made on this ____ day of _____ 2014, by and between Edwards Jet Center Montana, Inc., herein the "Grantor," whose legal address is 1691 Aviation Place, Billings, County of Yellowstone, State of Montana, and the City of Billings, herein the "Grantee," whose legal address is 212 North 27th Street, Billings, County of Yellowstone, State of Montana.

WITNESS, that the Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, all of the property, together with any improvements therein, located in Yellowstone County and State of Montana, further described as follows:

A barrel hangar building and adjacent appurtenances and other improvements located at 1891 Aviation Place, Billings, Montana, at the Billings Logan International Airport, placed upon Commercial Lot 2 leased from the City of Billings, with said Lot 2 specifically described as follows:

Commencing at South 1/4 Corner Section 30, T. 1 N., R. 26 E.; thence N 29°25'52" E a distance of 1,800.63 feet to the Point of Beginning; thence N 00°26'22" W a distance of 321.60 feet; thence N 89°33'38" E a distance of 201.80 feet; thence S 00°26'22" E a distance of 321.60 feet; thence S 89°33'38" W a distance of 201.80 feet to the Point of Beginning.

The Grantor does hereby covenant with the Grantee that the Grantor is seized of the property herein described in fee simple; that said property is free and clear of/from all liens and encumbrances, and except as may herein specifically be set forth; that Grantor has good right to sell and convey the aforesaid property, and that Grantor will warrant and defend the same unto the Grantee against the lawful claims and demands of all persons lawfully claiming the same or any part thereof.

The rights and obligations of the Grantor and Grantee shall be binding upon their respective heirs, devisees, personal representatives, successors, and assigns.

IN WITNESS WHEREOF, the Grantor and the Grantee have executed these presents on the day and year set forth hereinabove.

GRANTOR:

EDWARDS JET CENTER MONTANA, INC.

By: _____

Its: _____

ACKNOWLEDGEMENT

STATE OF MONTANA
COUNTY OF YELLOWSTONE

On the ____ day of _____ 2014, before me, the undersigned, a Notary Public for the State of Montana, personally appeared _____, known to me to be the _____ of Edwards Jet Center Montana, Inc., a Montana Corporation, who executed the within instrument, and acknowledged to me that he/she executed the same.

_____ (Signature)

_____ (Printed Name)

Notary Public for the State of Montana

Residing at _____

My Commission Expires _____

(Affix Notarial Seal/Stamp Above)

GRANTEE:

CITY OF BILLINGS

By: _____

Its: _____

ACKNOWLEDGEMENT

STATE OF MONTANA
COUNTY OF YELLOWSTONE

On the ____ day of _____ 2014, before me, the undersigned, a Notary Public for the State of Montana, personally appeared _____, known to me to be the _____ of the City of Billings, a Montana Municipal Corporation, who executed the within instrument, and acknowledged to me that he/she executed the same.

_____ (Signature)

_____ (Printed Name)

Notary Public for the State of Montana

Residing at _____

My Commission Expires _____

(Affix Notarial Seal/Stamp Above)