

Return to:
City of Billings
P.O. Box 1178
Billings, MT 59103

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:**

Billings Elementary School District No. 2,
Yellowstone County, Montana
415 North 30th Street
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 the SW1/4 of Section 14, T. 1 N., R. 26 E., P.M.M. described as Tract 3, Certificate of Survey No _____, on file and of record in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. _____ more particularly described as follows:

Beginning at a point which is situated N 89°50'51" E a distance of 30.00 feet and S 00°30'33" E a distance of 25.00 feet from the west one quarter corner of Section 14, T. 1 N., R. 26 E., P.M.M.; thence, from said point of beginning, N 89°50'51" E a distance of 1,291.55 feet; thence S 00°32'41" E a distance of 15.00 feet; thence N 89°50'51" E a distance of 13.47 feet; thence S 00°30'01" E a distance of 15.00 feet; thence S 89°50'51" W a distance of 1305.03 feet; thence N 00°30'33" W a distance of 30.00 feet to the Point of Beginning; containing an area of 0.8941 acres, more or less.

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. and A.R.M. 24.183.1104 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 exercise of such right the surface thereof shall not be disturbed, interfered with, or in anyway damaged.

FURTHER EXCEPTING AND RESERVING, unto the grantors, their successors and assigns all water, water rights, ditches, canals, irrigation systems, existing or as relocated, if any, including but not limited to, water stock or shares, bonds, certificates, contracts and any and all other indicia, of water, water right and ditch ownership, or any interest therein, appurtenant to the land described herein.

