

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 37.50 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 1,284.05 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 1297.53 feet; thence N 00°30'33" W a distance of 30.00 feet to the Point of Beginning; containing an area of 0.8890 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

