

RETURN TO  
City Clerk  
City of Billings  
P.O. Box 1178  
Billings, MT 59103

**RIGHT-OF-WAY EASEMENT**

**THIS EASEMENT**, made and entered into this day of April 14<sup>th</sup>, 2015 by and between the following:

Colt Communications LLC Money Purchase Pension Plan  
PMD497, 20701 North Scottsdale Road #107  
Scottsdale, Arizona 85255,  
hereinafter referred to as **GRANTOR**

and

**CITY OF BILLINGS**, a Municipal Corporation  
City Hall – 210 North 27th Street  
PO Box 1178  
Billings, Montana 59103-1178,  
hereinafter referred to as **GRANTEE**

**FOR VALUABLE CONSIDERATION**, the receipt of which is hereby acknowledged;

**WITNESSETH THAT GRANTOR** does hereby grant, sell, and convey unto the **GRANTEE**, perpetual easement and right-of-way to construct, reconstruct, maintain, operate, repair and improve necessary fixtures and appurtenances for sidewalk, accessibility ramps, street lights, traffic signals, water lines, and fire hydrants over, across, under, and through the real property more particularly described as follows:

Basis of Bearing being the plat of Southwest Billings Subdivision, First Filing, Document No. 1372518.

Said tract being more particularly described as follows:

Being the west 3.0 feet of Tract 1, Certificate of Survey 2350, less that portion conveyed to the City of Billings for Right-Of-Way purposes, Per Warranty Deed Document No. 3467226. Of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana

Said tract of land containing 800 square feet more or less.

More commonly referred to as 4513 KING AVENUE EAST

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**TO HAVE AND TO HOLD** unto **GRANTEE** and to its successors and assigns forever.

**IN WITNESS WHEREOF**, the **GRANTOR** warrants that they have good right to convey, free and clear of all encumbrances, the above-described interests in the real estate described and have hereunto set their hand.

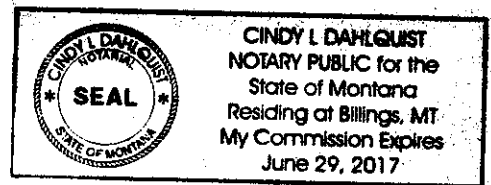
  
\_\_\_\_\_  
ALMON BLAIN

As: Partner  
Of: Colt Communications LLC  
Money Purchase Pension Plan

STATE OF MONTANA        )  
  :SS  
County of Yellowstone    )

On this 14<sup>th</sup> day of April, 2015, before me, a Notary Public in and for the State of Montana, personally appeared ALMON BLAIN, as PARTNER of Colt Communications LLC Money Purchase Pension Plan, known to me to be the owners of said property whose names are subscribed to the foregoing instrument, and acknowledged to me that they duly executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

*Cindy L Dahlgvist*



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**ACKNOWLEDGMENT AND ACCEPTANCE OF CONVEYANCE**

The Mayor and City Council of the City of Billings acknowledges receipt of this perpetual easement and hereby accepts the property interest conveyed through this instrument.

\_\_\_\_\_  
THOMAS W. HANEL,  
Mayor, City of Billings

**ATTEST:**

\_\_\_\_\_  
CARI MARTIN, City Clerk

STATE OF MONTANA        )  
  :SS  
County of Yellowstone    )

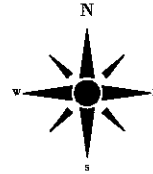
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for the State of Montana, personally appeared THOMAS W HANEL and CARI MARTIN, known to me to be the Mayor and City Clerk of Billings, respectively, and acknowledged to me that they duly executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

\_\_\_\_\_  
Notary Public in and for the State of Montana  
Printed Name: \_\_\_\_\_  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

# EXHIBIT A

SIDEWALK EASEMENT  
SITUATED IN TRACT 1, CERTIFICATE OF SURVEY 2350,  
DOCUMENT NUMBER 1372518  
BILLINGS, YELLOWSTONE COUNTY, MONTANA

TRACT A-1 C.O.S. 775



FEET

### SIDEWALK EASEMENT DESCRIPTION

A tract of land situated in Tract 1, Certificate of Survey 2350, Document No. 1372518. Of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana

Basis of Bearing being the plat of Southwest Billings Subdivision, First Filing, Document No. 1372518.

Said tract being more particularly described as follows:  
Being the west 3.0 feet of Tract 1, Certificate of Survey 2350, less that portion conveyed to the City of Billings for Right-Of-Way purposes, Per Warranty Deed Document No. 3467226. Of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana

Said tract of land containing 800 square feet more or less.

D-01589  
TRACT 1, C.O.S. 2350  
LESS KING AVENUE R-0-W  
DOCUMENT #3467226  
4513 KING AVENUE EAST

LANE  
CALHOUN

KING AVENUE EAST

RESERVED FOR CLERK AND RECORDER

### LEGEND



SIDEWALK EASEMENT

CITY OF BILLINGS, MONTANA  
SIDEWALK EASEMENT EXHIBIT

CITY W.O. 13-15

THIS EXHIBIT IS PREPARED BY THE CITY OF BILLINGS, MONTANA