

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:**

Beatrice Rice
2556 Lillis Lane
Billings, MT 59102

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:

The entirety of Lots 1 and 2, Block 2, Yerger Heights Subdivision, located in the NW1/4 of Section 32, T. 1 N., R. 25 E., P.M.M, as recorded in Document No. 575291, Yellowstone County, Montana.

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

PURPOSE OF ACQUISITION is to use the parcel for future City of Billings infrastructure purposes.

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 al other indicia, of water, water right and ditch ownership, or any interest therein, appurtenant to the land described herein.

TO HAVE AND TO HOLD the above described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the **CITY OF BILLINGS**, and to its successors and assigns forever.

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.

Mayor, City of Billings Date

ATTEST: _____
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 _____ as Mayor and _____ City Clerk of Billings known to me to be the persons who signed, respectively, and acknowledge to me that they executed the foregoing instrument. IN WITNESS WHEREOF, 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
Residing in _____
My commission expires _____

Print Name

Exhibit A

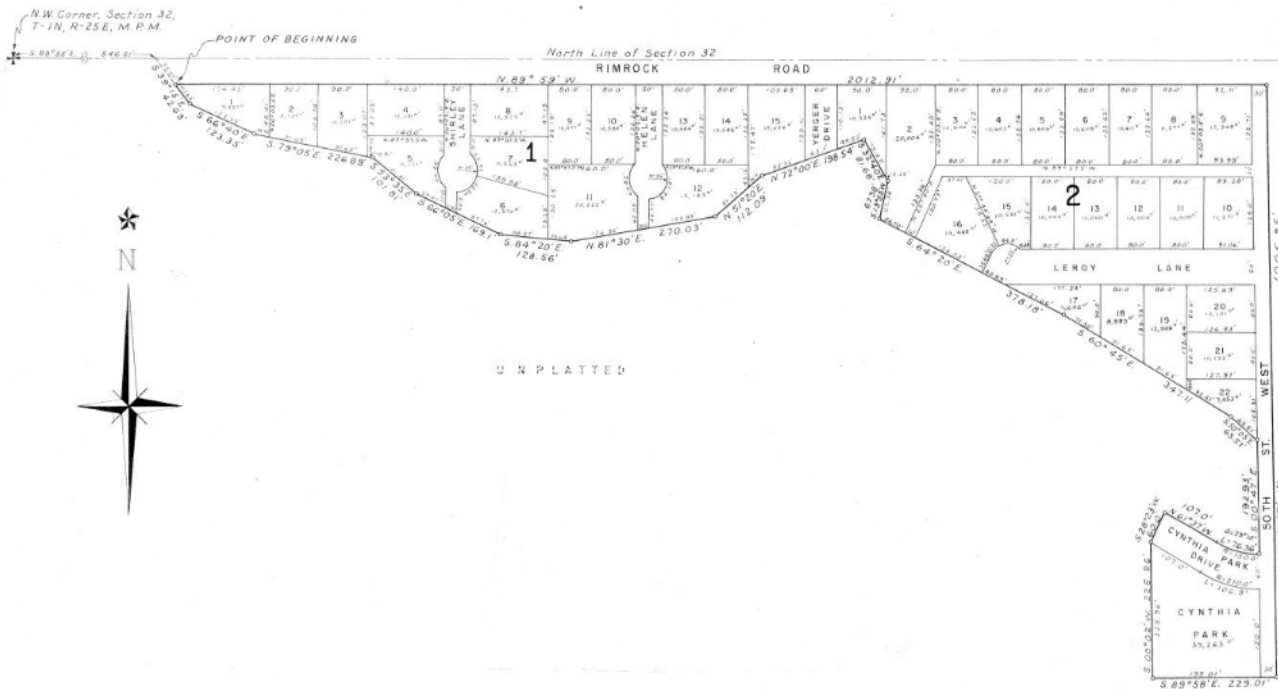
PLAT OF YERGER HEIGHTS SUBDIVISION

SITUATED IN THE N1/2 NW1/4 OF SECTION 32, T-1N, R-25E, M.P.M.
YELLOWSTONE COUNTY, MONTANA

Plat & Survey By Sage Engineers & Land Planners Inc. Billings, Montana

SCALE: 1" = 100'

OCTOBER — 1956



DESCRIPTION OF BOUNDARIES

THE ALL THE OF THIS SUBDIVISION... (Detailed description of lot boundaries and bearings)

Henry Yerger
 State of Montana
 County of Yellowstone

Nelson Marie Yerger
 State of Montana
 County of Yellowstone

DESCRIPTION OF SURVEY

John F. Fowler, State Engineer... (Detailed description of survey methods and accuracy)

John F. Fowler
 State Engineer

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 27th day of October, 1956.



Franklin J. Mueller
 Notary Public

NOTES OF SURVEY

This plat has been prepared for filing by the City-County Planning Committee and sent me to the recommendations of this Committee.

Ed Erickson
 Secretary of City-County Planning Committee

Walter Kelly
 Secretary of City-County Planning Committee

STATE OF MONTANA
 County of Yellowstone

I hereby certify that as law required the original plat of this subdivision was filed in my office on the 27th day of October, 1956, at 10:30 A.M. It is therefore a correct and true copy.

Robert H. Angerman
 Notary Public

Ed Erickson
 Notary Public

Walter Kelly
 Notary Public

Ed Erickson
 Notary Public

I hereby certify that the original plat of this subdivision was filed in my office on the 27th day of October, 1956, at 10:30 A.M.

Ed Erickson
 Notary Public