

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 March 29, 2016, by and between the following:

Stripe A Line, LLC  
PO Box 1622  
Billings, MT 59103-1622  
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 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, water lines, and fire hydrants over, across, under, and through the real property more particularly described as follows:

A strip of land measured 5 feet in width, lying within Tract 2 of Certificate of Survey Number 1882 recorded in the Yellowstone County Office of Clerk and Recorder, as shown on attached Exhibit A.

Said easement and right-of-way contains 144 square feet more or less.

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

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

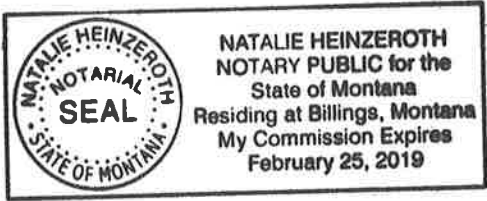
**IN WITNESS WHEREOF**, the **GRANTOR** warrants that they have good right to convey, free and clear of all encumbrances; the above described interests in the real estate described and have hereunto set their hand.

  
\_\_\_\_\_  
Stripe A Line, LLC Representative

STATE OF MONTANA            )  
  :SS  
County of Yellowstone        )

On this 29<sup>th</sup> day of March, 2016, before me, a Notary Public in and for the State of Montana, personally appeared Steve Stark, of Stripe A Line, LLC, being its Manager and 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.





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

**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:**

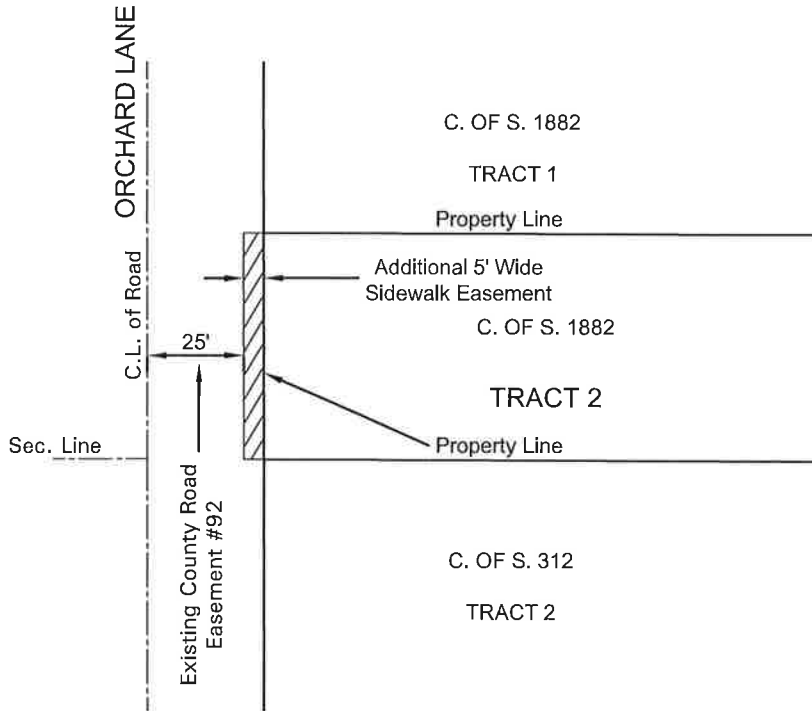
\_\_\_\_\_  
Billie Guenther, City Clerk

STATE OF MONTANA        )  
  :SS  
County of Yellowstone    )

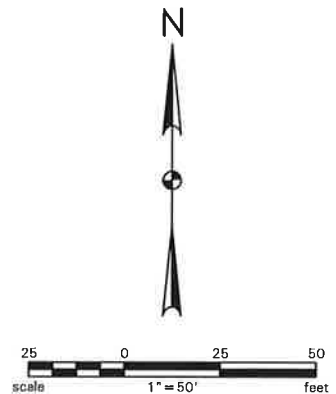
On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me, a Notary Public in and for the State of Montana, personally appeared THOMAS W HANEL and Billie Guenther, known to me to be the Mayor and City Clerk of Billings, respectively, and acknowledged to me that they duly executed the same. IN WITNESS WHEREOF, 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**  
 LOCATED IN TRACT 2, CERTIFICATE OF SURVEY NO. 1882  
 SITUATED IN SEC. 9, T1S, R26E,  
 BILLINGS, YELLOWSTONE COUNTY, MONTANA



NOTE:  
 County Road Easement per Petition Number 92 recorded in Book 3, Page 304, of County Commissioners Proceedings, in the office of Clerk and Recorder of Yellowstone County, Montana.



<p><b>LEGEND</b></p> <div style="display: flex; align-items: center; margin-top: 10px;"> <div style="width: 20px; height: 10px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></div> <p>SIDEWALK EASEMENT</p> </div>	<p>CITY OF BILLINGS, MONTANA                  SIDEWALK EASEMENT EXHIBIT</p> <hr/> <p>EASEMENT ON AND ACROSS                  TRACT 2 OF CERT. OF SURVEY 1882</p>	<p><small>SHEET</small></p> <p>1 of 1</p> <div style="text-align: right; margin-top: 10px;"> </div>		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><small>DRAWN BY:</small> BEN LUJAN</td> <td style="width: 50%;"><small>DATE:</small> 3/21/2016</td> </tr> </table>	<small>DRAWN BY:</small> BEN LUJAN	<small>DATE:</small> 3/21/2016		
<small>DRAWN BY:</small> BEN LUJAN	<small>DATE:</small> 3/21/2016			