

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

RIGHT-OF-WAY EASEMENT

THIS INDENTURE, made and entered into this 18th day of May, 2020, by and between the following:

KPCS, LLC
1437 Wyoming Ave
Billings, MT 59102,
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, and fire hydrants over, across, under, and through the real property more particularly described as follows:

A tract of land described as Lot 2B and Lot 3B, of the Amended Lot 1 of the Amended Plat of V.F.W. Subdivision, in the City of Billings, Yellowstone County, Montana, according to the official plant on file in the office of Yellowstone County Clerk & Recorder, under Document #1154959

Said tract being more particularly described as follows and shown on the attached Exhibit "A":

A four foot wide strip of land, being the south 52 feet of the east four feet of Lot 2B of Amended Lot 1 of the Amended Plat of V.F.W. Subdivision, located in the northeast quarter of Section 5, Township 1 South, Range 26 East, Principal Meridian Montana, Yellowstone County, Montana, containing 208 square feet, more or less.

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.

Patti Stanfill, member KPCS, LLC

BY: *Patti Stanfill*

PRINTED NAME: *Patti Stanfill*

ITS: _____

STATE OF MONTANA)
 :SS
County of Yellowstone)

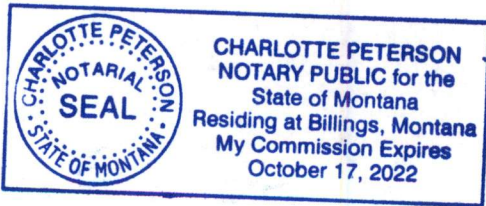
On this 18 day of May, 2020, before me, a Notary Public in and for the State of Montana, personally appeared Patti Stanfill, known to me to be the member whose name is subscribed to the foregoing instrument, and acknowledged to me that they duly executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Charlotte Peterson
Notary Public in and for the State of Montana

Printed Name: *Charlotte Peterson*

Residing at *Billings*

My commission expires *Oct 17, 2022*



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.

Mayor, City of Billings

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 THOMAS W HANEL and _____, 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 _____

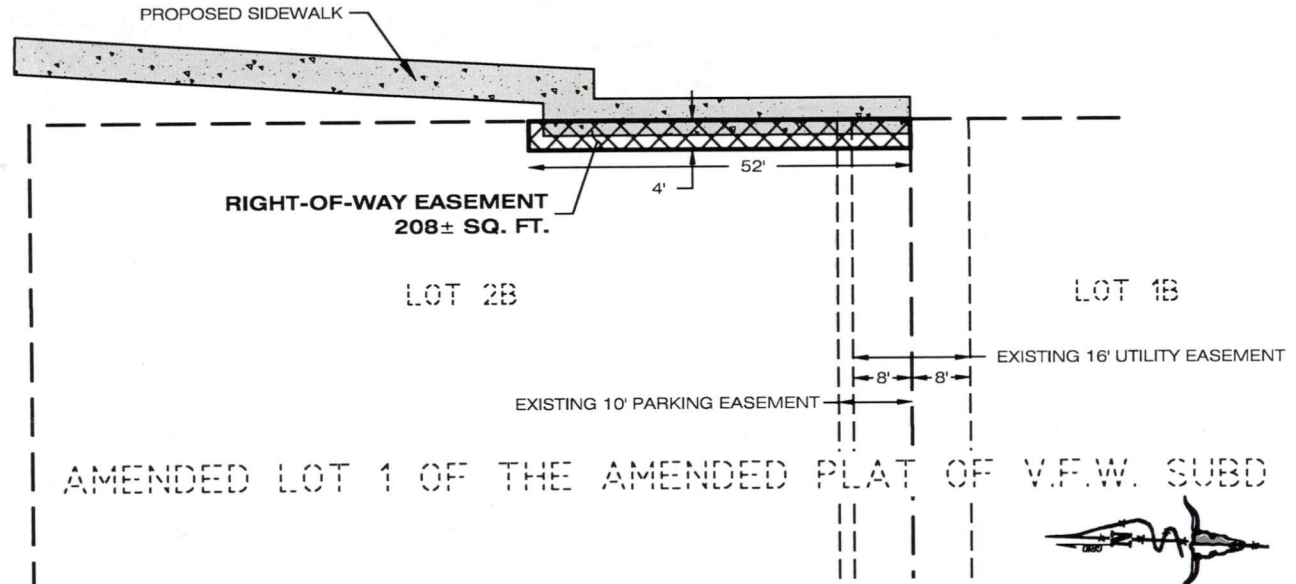
My commission expires _____

EXHIBIT "A"

DEPICTING A RIGHT-OF-WAY EASEMENT LOCATED IN THE NE1/4 OF SEC. 5, T.01S., R.26E., P.M.M., YELLOWSTONE COUNTY, MONTANA

10TH STREET WEST

LEWIS AVENUE



BASIS OF BEARING
MONTANA STATE PLANE - ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

PREPARED BY: **TERRITORIAL LANDWORKS, INC.** TLI PROJ. #19-5559



CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
www.TerritorialLandworks.com

Phone: 406/721-0142
Fax: 406/721-5224

PO Box 3851
Missoula, MT 59806

LEGAL DESCRIPTION - RIGHT-OF-WAY EASEMENT

A FOUR FOOT WIDE STRIP OF LAND, BEING THE SOUTH 52 FEET OF THE EAST 4 FEET OF LOT 2B OF AMENDED LOT 1 OF THE AMENDED PLAT OF V.F.W. SUBDIVISION, LOCATED IN THE NE1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA, CONTAINING 208 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 1