

Return to:
City Clerk
City of Billings
PO Box 1178
Billings, MT 59103

WARRANTY DEED

THIS INDENTURE, made this 28th day of September, 2020.

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:**

Hall & Co. LLC
48 Indian Paintbrush Road
Sheridan, Wyoming 82801

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:

LOT 22-A2 OF AMENDED LOT 22-A, BLOCK 2, CERTIFICATE OF SURVEY No. 2727-M, ACCORDING TO THE OFFICIAL SURVEY THEREOF ON FILE IN THE OFFICE OF THE CLERK AND RECCORDER OF YELLOWSTONE COUNTY, MONTANA, UNDER DOCUMENT No. _____, containing an area of 2701 square feet, 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 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. **IN WITNESSTH WHEREOF**, the undersigned have executed these premises the day and year first above written.

HALL & CO., LLC

By: Derek Hall

Title: Owner

STATE OF Wyoming)
County of Sheridan) :ss

On this 28th day of September, 2020, before me, the undersigned Notary Public for the State of Wyoming, personally appeared Derek Hall, known to me to be the persons who signed the forgoing instrument as Owner of Hall & Co., LLC, and acknowledged to me that said LLC executed the same. Witness my hand and seal the day and year herein above written.

Pat Suchor
Notary Public in and for the State of Wyoming



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

ATTEST: _____
City Clerk

STATE OF MONTANA)
County of Yellowstone) :ss

On this 28th day of September, 2020, before me, a Notary Public in and for the State of ~~Montana~~, personally appeared _____ and _____, known to me to be the Mayor and City Clerk of Billings, respectively, and acknowledged to me that they executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial seal the day and year hereinabove written.

Notary Public in and for the State of Montana