

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

Project No. W.O. 19-15 County of Yellowstone
Designation 24th St W & Central Avenue Signal Improvements

WARRANTY DEED

THIS INDENTURE, made this _____ day of _____, 2021.

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:**

2425 Central Ave, LLC
181 Wells Ave Ste 303
Newton Center, MA 02459-3344

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:

A portion of Lot 1, Block 29, Descro Subdivision 7th Filing situated in the SE1/4, of Section 1, T1S, R25E, P.M.M, City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder, Yellowstone County, Montana; (document number: 821408).

Said part being more particularly described as follows:

Lot 1F, Block 29 of Second Amended Plat of Lot 1, Block 29, Descro Subdivision, 7th Filing City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder, Yellowstone County, Montana; (document number: _____).

Said lot contains 1,476 square feet, more or less

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

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.

William A. Cole, Mayor

Date

ATTEST: _____

Denise R. Bohlman, City Clerk

STATE OF MONTANA)

:ss

County of Yellowstone)

On this _____ day of _____, 2021, before me, a Notary Public in and for the State of Montana, personally appeared **William A. Cole** as Mayor and **Denise R. Bohlman** as 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 Signature)

[Affix seal/stamp to left or below]

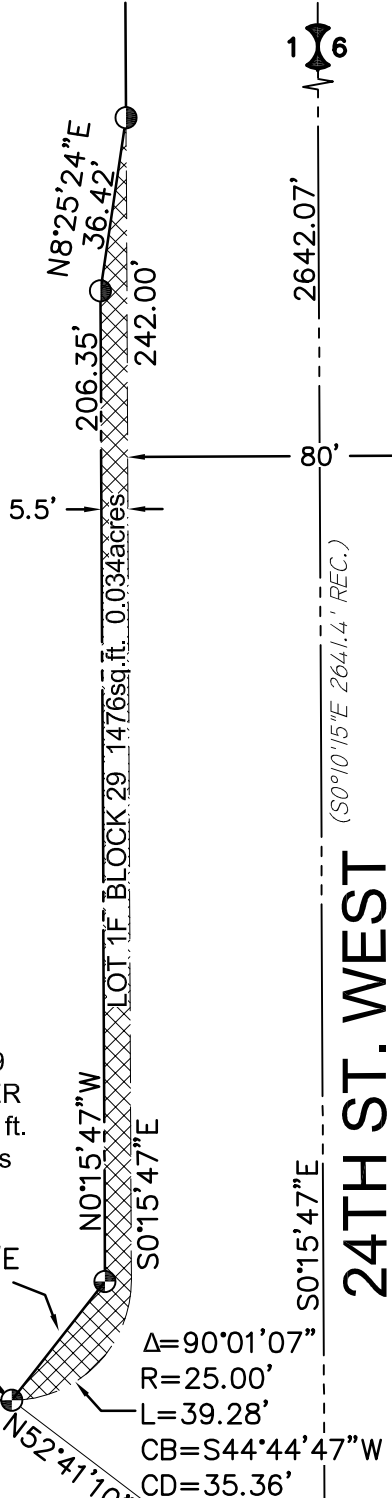
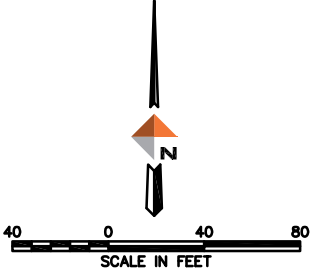
Current Owner:
2425 CENTRAL AVE, LLC

Legal Description of Property to be Acquired for Improvements:

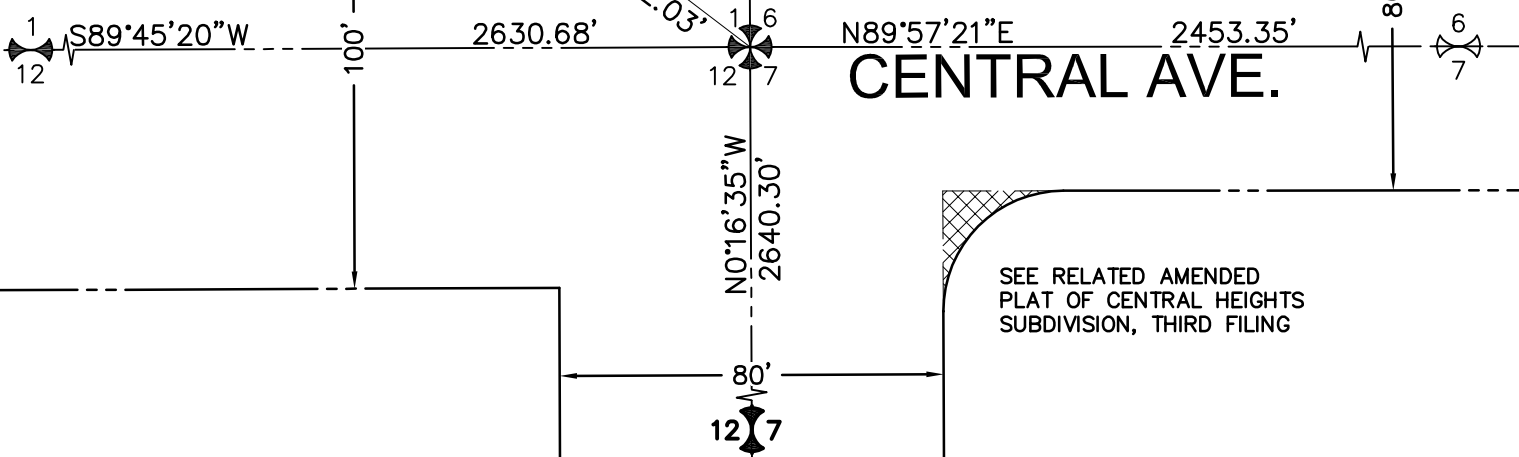
A part of Lot 1, Block 29, Descro Subdivision 7th Filing situated in the SE 1/4 of Section 1, T1S R25E, P.M.M, City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder, Yellowstone County, Montana; (document number: 821408).

Said part being more particularly described as follows:

Commencing at the southeast corner of said Section 1, thence N 52° 41' 10" W 82.03 feet to the true Point of Beginning, thence N 38° 06' 53" E 31.44 feet; thence N 0° 15' 47" W 206.35 feet; thence N 8° 25' 24" E 36.42 feet to a point on the westerly right-of-way of 24th Street West; thence along the westerly right-of-way of 24th Street West S 0° 15' 47" E 242.00 feet to the beginning of a curve having a radius of 25.00 feet, and being subtended by a chord that bears S 44° 44' 47" W, length 35.36 feet; thence along said curve southwesterly 39.28 feet through a central angle of 90° 01' 07" to the point of beginning. Said part contains 1,476 square feet, 0.034 acre, more or less.



- Legend**
- New Road Right-of-Way
 - POB Point of Beginning
 - Found Section Controlling Corner
 - Calculated Section Controlling Corner
 - Set Monument



DOWL
222 N. 32nd Street, #700 Billings, MT 59101
406-656-6399 www.dowl.com

Right of Way to be Acquired for
Central Avenue & South 24th Street West
Intersection Improvements
City of Billings, Montana

A Part of Lot 1, Block 29, Descro Sub. 7th Fil.

PROJECT	4024.21753.01
DATE	2/23/2021
DRAWN BY	MWC
EXHIBIT A	