

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:**

Automatic Real Estate, LLP
1924 1st Ave North
Billings, MT 59101-2443

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 1B, Block 18 of Amended Plat of Central Heights Subdivision, Third Filing situated in the NW1/4, NW1/4, NW1/4, of Section 7, T1S, R26E, 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: _____).

Said lot contains 136 square feet, more or less.

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

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.



Gary Carlson

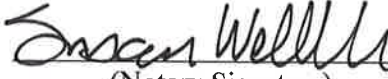


Gene Carlson

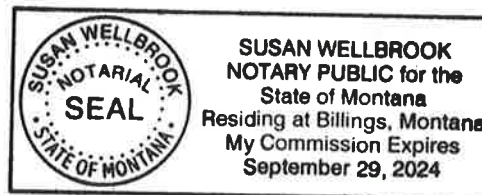
Personal representatives of Automatic Real Estate, LLP

STATE OF MONTANA)
County of Yellowstone)
:ss

On this 22 day of March, 2021, before me the undersigned Notary Public for the State of Montana, personally appeared **Gary Carlson and Gene Carlson**, as Personal representatives of Automatic Real Estate, LLP, known to me to be the persons who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.


(Notary Signature)

[Affix seal/stamp to left or below]



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

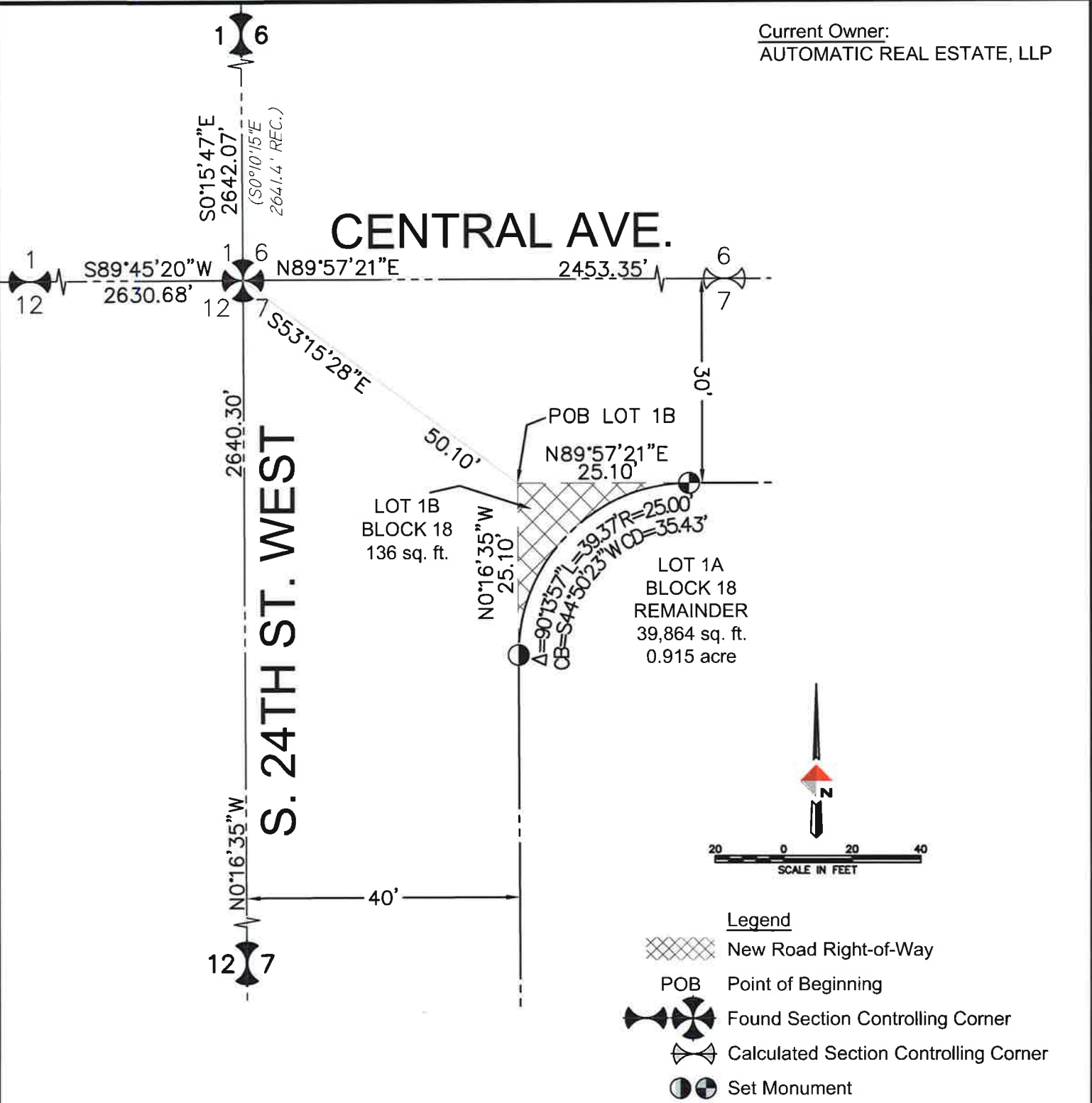
County of Yellowstone)

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:
AUTOMATIC REAL ESTATE, LLP



Legal Description of Property to be Acquired for Improvements:

A part of Lot 1, Block 18 of Central Heights Subdivision, Third Filing situated in the NW 1/4 NW 1/4 NW 1/4 of Section 7, T1S, R26E, 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: 548747).

Said part being more particularly described as follows:

Commencing at the northwest corner of said Section 7, Government Lot 1; thence S 53° 15' 28" E 50.10 feet to the True Point of Beginning, thence along the southerly right-of-way of Central Avenue N 89° 57' 21" E, 25.10 feet to the beginning of a non-tangent curve concave to the southeast, having a radius of 25.00 feet, and being subtended by a chord that bears S 44° 50' 23" W, length 35.43 feet; thence along said curve southwesterly 39.37 feet through a central angle of 90° 13' 57" to a point on the easterly right-of-way of South 24th Street West; thence along said right-of-way N 0° 16' 35" W, 25.10 feet to the point of beginning. Said part contains 136 square feet, more or less.



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 18,
Central Heights Sub., Third Fil.

PROJECT	4024.21753.01
DATE	2/23/2021
DRAWN BY	MWC

EXHIBIT A