

Exhibit B

After Recording, Return To:
NorthWestern Energy
Attn: Lands Department
11 E. Park Street
Butte, MT 59701-1711

WARRANTY DEED

FOR VALUE RECEIVED,

GRANTOR: THE CITY OF BILLINGS, MONTANA
210 North 27th Street Billings, MT 59101

GRANTEE: NORTHWESTERN CORPORATION, a Delaware Corporation
d/b/a NorthWestern Energy
11 East Park Street Butte, MT 59701-1711

And to their heirs, successors, and assigns, the following described premises, in **Yellowstone County, Montana**, to-wit:

Tract 1B-5, being 14.760 gross acres, more or less, of Amended Tract 1B-2 of Certificate of Survey No. 1434, being vacated Black Otter Park Subdivision situated in the SE4 and SW4 of Section 28, T1N-R26E, P.M.M. in the City of Billings, Yellowstone County, MT as depicted on the official plat on file with the office of the Clerk and Recorder of Yellowstone County, MT under Document No. _____ (the "Real Property")

TO HAVE AND TO HOLD unto the Grantee, its heirs, successors, and assigns forever, SUBJECT TO THE FOLLOWING:

- (a) Reservations and exceptions in patents from the United States or the State of Montana.
- (b) Existing easements and rights-of-way whether of record or as presently located on the ground.
- (c) All building, use, zoning, sanitary, and environmental restrictions.
- (d) All prior conveyances, leases or transfers of any interest in minerals, including oil, gas, and all other hydrocarbons and minerals.
- (e) Taxes and assessments for 2019 and subsequent years.

