

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

TRAFFIC SIGNAL FIXTURES AND SIDEWALK EASEMENT

THIS INDENTURE, made and entered into this _____ day of _____, 20____, by and between the following:

**KEN CARROTHERS As: Senior Pastor
of LUTHERAN CHURCH OF THE
GOOD SHEPHERD** of BILLINGS, MONTANA
1108 24th Street West
Billings, Montana 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 traffic signal fixtures and appurtenances and for sidewalk over, across, under, and through the real property more particularly described as follows:

EASEMENT LAND DESCRIPTION

Tract of land situated in the NE1/4 of Section 1, T. 1 S., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said easement being a portion of Lot 7 Block 1 of Lillis Subdivision, Second Filing, on file and of record under in the office of the Yellowstone County Clerk and Recorders Office, recorded June 10th, 1954 under document No. 525187, more particularly described as follows, Basis of Bearing being the East line of said Block 1;

EASEMENT

Beginning at the southeast corner of Lot 7 of said Block 1, point also being on the north right-of-way line of Lewis Avenue; Thence S 89° 45' 00"W along said north right-of-way line for a distance of 11.00 feet to a point on north right-of-way; Thence N 50° 27' 14" E and leaving said right-of-way for a distance of 14.21 feet to a point on the west right-of-way line of 24th Street West; Thence S 00° 16' 00" E and along said west right-of-way for a distance of 9.00 feet, to the Point of Beginning, said easement containing an area of 50 square feet more or less.

See also Exhibit A attached and incorporated herein, showing said easement area.

TO HAVE AND TO HOLD unto GRANTEE and to its successors and assigns forever.

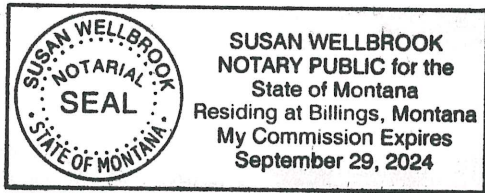
IN WITNESS WHEREOF, the GRANTOR warrants that they have good right to convey, free and clear of all encumbrances; the above-described interests in the real estate described and have hereunto set their hand.

By: *Ken Carrothers*
KEN CARROTHERS

As: Senior Pastor
of LUTHERAN CHURCH OF THE
GOOD SHEPHERD
of BILLINGS, MONTANA

STATE OF MONTANA)
 :SS
County of Yellowstone)

This instrument was signed or acknowledged before me on this 30 day of September, 2023 by Ken Carrothers as Senior Pastor as GRANTOR.



Susan Wellbrook
(Notary Signature)

ACKNOWLEDGMENT AND ACCEPTANCE OF CONVEYANCE

The Mayor and City Council of the City of Billings, a Montana municipal corporation, acknowledges receipt of this permanent easement and hereby accepts the property interest conveyed through this instrument.

By: _____
WILLIAM A. COLE, MAYOR
CITY OF BILLINGS

ATTEST:

By: _____
DENISE R. BOHLMAN, CITY CLERK
CITY OF BILLINGS

STATE OF MONTANA)
 :SS
County of Yellowstone)

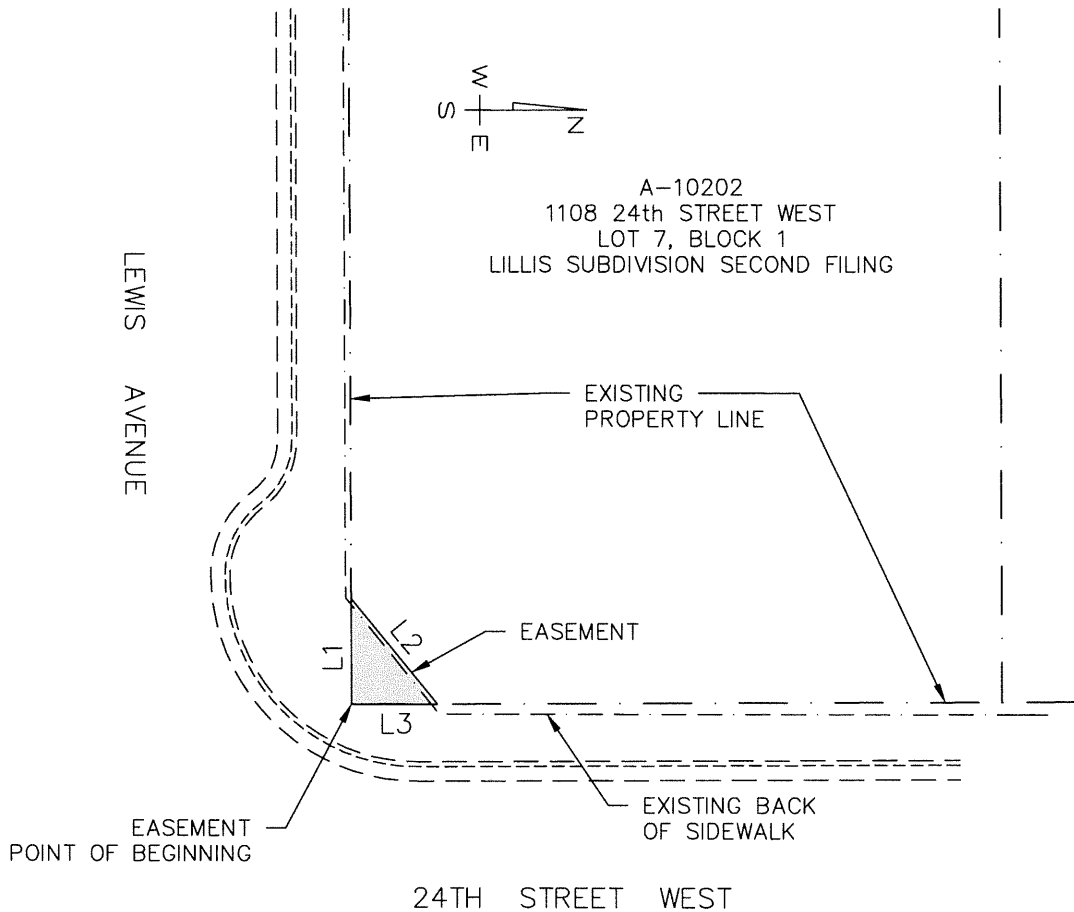
This instrument was signed or acknowledged before me on this ____ day of _____, 20__, by WILLIAM A. COLE, MAYOR and DENISE R. BOHLMAN, CITY CLERK, on behalf of the CITY OF BILLINGS, a Montana municipal corporation, as GRANTEE.

(Notary Signature)

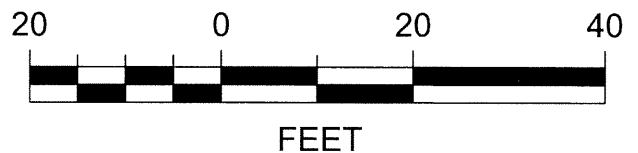
(Notarial Seal)

EXHIBIT "A"

TRAFFIC SIGNAL FIXTURES AND SIDEWALK EASEMENT WITHIN LOT 7, BLOCK 1
 LILLIS SUBDIVISION SECOND FILING
 ON FILE AND OF RECORD IN THE OFFICE OF THE YELLOWSTONE
 COUNTY CLERK AND RECORDERS OFFICE,
 RECORDED JUNE 10th, 1954, UNDER DOCUMENT NO. 525187
 CITY OF BILLINGS, MONTANA



Parcel Line Table		
Line #	DIRECTION	LENGTH
L1	S89° 45' 00"W	11.00
L2	N50° 27' 14"E	14.21
L3	S00° 16' 00"E	9.00



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CITY OF BILLINGS, MONTANA TRAFFIC SIGNAL FIXTURES AND SIDEWALK EASEMENT EXHIBIT W.O. 22-29, 24TH STREET WEST SIGNAL CONDUIT UPGRADES EXHIBIT IS PREPARED FOR AND BY THE CITY OF BILLINGS, MONTANA
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