

After recording, return to:
City Clerk
City of Billings
PO Box 1178
Billings, MT 59103

WARRANTY DEED

THIS DEED, made this ___ day of _____, 202__, in exchange for consideration received from the City of Billings, the receipt of which is acknowledged, **BRADLEY W HARDT**, 4620 Central Avenue, Billings, Montana 59106, Billings, MT 59101, ("**Grantor**") does hereby grant and convey to the **CITY OF BILLINGS**, a political subdivision of the State of Montana, 316 N. 26th Street, Billings, MT 59101, ("**Grantee**"), all of Grantor's right, title, and interest in and to the following real property, more particularly described as follows:

Tract 2A-1B of Amended Tract 2A-1 of Certificate of Survey 2007 located in the in the E ½ of the SW ¼ of Section 3, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana
Said area being 0.46 acres, more-or-less.

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 current year prorated from date of closing and all subsequent years.

This grant is made with the usual covenants expressed in Section 30-11-110, MCA, and warranty that marketable, fee simple title is hereby conveyed, subject to the items referred to in paragraphs (a) to (e) inclusive.

This conveyance is made and accepted upon the express agreement that the consideration heretofore paid constitutes an adequate and full consideration in money or money's worth.

IN WITNESSETH WHEREOF, the undersigned has executed these premises the day and year first above written.

By: _____
Bradley W Hardt

STATE OF MONTANA)
): ss.
County of Yellowstone)

This instrument was acknowledged before me on this ____ day of _____, 202__, by Bradley W Hardt.

Notary Public for the State of Montana
[Affix seal/stamp to the left]

ACKNOWLEDGMENT AND ACCEPTANCE OF CONVEYANCE

The Mayor and City Council of the City of Billings acknowledges receipt of this Warranty Deed on this ____ day of _____, 202__ and hereby accepts the property interest conveyed through this instrument.

ATTEST:

APPROVAL:

Denise Bohlman, City Clerk

William A. Cole, Mayor

(SEAL)

STATE OF MONTANA)
): ss.
County of Yellowstone)

This instrument was acknowledged before me on this ____ day of _____, 202__, by William A. Cole, Mayor of the City of Billings.

Notary Public for the State of Montana
[Affix seal/stamp to the left]

