

Return to:
City Clerk
City of Billings
PO Box 1178
Billings, MT 59102

WARRANTY DEED

THIS INDENTURE, made this _____ day of _____, 202__

FOR VALUABLE CONSIDERATION, lawful money of the United State to them in hand paid by the **CITY OF BILLINGS**, the receipt whereof is acknowledged, **WITNESSETH THAT:**

Rebecca B. Spencer
315 East Alkali Creek Road
Billings, MT 59105

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:

Tract 9B of the Amended Tract 9 of Certificate of Survey No. 34, Amending Tracts 5B, 6B and 7B in the NE1/4SE1/4 of Section 28, T.1N., R26E., P.M.M., Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana under Document No. _____.

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 any way 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 all 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 therein, appurtenances thereto, unto the **CITY OF BILLINGS**, and to its successors and assigns forever.

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

Rebecca B. Spencer
Rebecca B. Spencer

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this 23 day of February, 2026, before me, the undersigned Notary Public for the State of Montana, personally appeared Rebecca B. Spencer, owner, known to me to be the person who signed the person foregoing instrument and acknowledged to me that she executed the same.
Witness my hand and seal the day and year herein above written.

Elizabeth A. McCulloch
Notary Public in and for the State of Montana



