

Return to:
Yellowstone County Clerk and Recorder
P.O. Box 35001
Billings, Montana 59107

Warranty Deed

For valuable consideration, **Gabel Construction, Inc.**, a for profit Montana corporation, whose address is 444 White Buffalo Road, Huntley, Montana 59037, through its President Orlena Gabel, conveys to **Yellowstone County**, a political subdivision of the State of Montana, through the Yellowstone County Board of County Commissioners, whose address is Post Office Box 35000, Billings, Montana 59103, all interest in the land described below that is in Yellowstone County, Montana:

Government Lot 2, less Huntley Estates Subdivision, located in Section 30, Range 28 East, Township 2 North, and Tract 2, of Certificate of Survey No. 2498, filed on June 27, 1988, with the Yellowstone County Clerk and Recorder under document No. 1489089

and

Block 63 of the Original Plat of Huntley Townsite, located in Section 25, Range 27 East, Township 2 North, filed on February 5, 1917, with the Yellowstone County Clerk and Recorder under document No. 87410.

The conveyance is subject to the following exceptions:

- (a) All reservations, covenants, restrictions, and exceptions in recorded documents pertaining to the property
- (b) All existing easements and right-of-ways of record, building, use, zoning, sanitary and environmental restrictions.
- (c) All prior conveyances, leases or transfers of any interest in minerals, including, but not limited to, oil and gas.

Except as mentioned above, the conveyance is subject to the usual covenants contained in Section 30-11-110 of the Montana Code Annotated (2023).

Pursuant to Section 7-8-2519 of the Montana Code Annotated (2023), the Board of County Commissioners authorized the purchase of the land at its December ____, 2024 meeting.

Dated this 27th day of December November 2024.

Orlena Gabel
Orlena Gabel
President

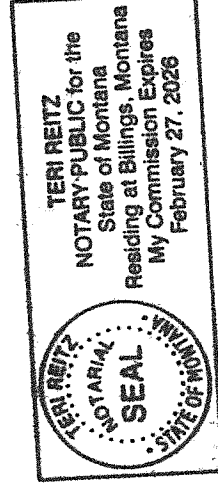
State of Montana }
 } ss.
County of Yellowstone }

November
On December 27th, 2024, before me personally appeared Orlena Gabel, the President of Gabel Construction, Inc. and acknowledged to me that she executed the attached warranty deed on behalf of Gabel Construction, Inc. in her official capacities as the President of Gabel Construction, Inc.

Teri Reitz
Notary Signature

Teri Reitz
Print Notary Name

(Seal)



Acknowledgement and Acceptance of Conveyance

Yellowstone County, through the Yellowstone County Board of County Commissioners, acknowledges receipt of this deed and accepts the land conveyed through this deed on behalf of the County.

Dated this _____ day of December 2024.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

John Ostlund, Chair

Donald W. Jones, Member

ATTEST:

Mark Morse, Member

Jeff Martin, Clerk and Recorder

State of Montana }
 } ss.
County of Yellowstone }

On December _____, 2024, before me personally appeared John Ostlund, Donald W. Jones and Mark Morse members of the Board of County Commissioners of Yellowstone County, and Jeff Martin, the Yellowstone County Clerk and Recorder, and acknowledged to me that they executed the Acknowledgement and Acceptance of Conveyance portion of the attached warranty deed on behalf of Yellowstone County in their official capacities as Board Members and the Clerk and Recorder.

Notary Signature

Print Notary Name

(Seal)