

WHEN RECORDED MAIL TO:

Yellowstone County
Attn: Clerk & Recorder
316 N 26th St, Room 3501
Billings, Montana 59101

QUIT CLAIM DEED

FOR VALUE RECEIVED, **Cougar Investments, LLC**, a Montana limited liability company, whose address is P.O. Box 81153, Billings, Montana 59108, hereinafter called the **Grantor**, does hereby remise, release, and quit claim unto **Yellowstone County, Montana**, hereinafter called the **Grantee**, all right, title, interest, claim, and demand which the said Grantor has in and to the following described real property situated in **Yellowstone County, Montana**, to-wit:

Utility Lot: 7, Platinum Commercial Park Subdivision, being a subdivision of land located on Tract 1 of Certificate of Survey No. 3861 located in Government Lot 4 and the SE ¼ of the SW ¼ of Section 30, Township 1 South, Range 25 East, P.M.M., Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of said County.

SUBJECT TO: Covenants, conditions, restrictions, reservations, easements, rights-of-way, and encumbrances apparent or of record including the wastewater treatment system and stormwater pond serving Platinum Commercial Park Subdivision.

TO HAVE AND TO HOLD all the right, title, and interest of the Grantor in and to said premises unto the said Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this ____ day of _____, 2025.

COUGAR INVESTMENTS, LLC

a Montana limited liability company

By: _____
Erin Kirschenmann, Member

STATE OF MONTANA)

:ss
County of Yellowstone)

On this ____ day of _____, 2025, before me, a Notary Public in and for the State of Montana, personally appeared **Erin Kirschenmann**, known to me to be a Member of **Cougar Investments, LLC**, a Montana limited liability company, who executed the foregoing instrument and acknowledged to me that she executed the same on behalf of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Notary Public for the State of Montana

Printed Name: _____

Residing at: _____

My Commission Expires: _____

ACCEPTANCE OF QUIT CLAIM DEED
(Utility Lot 7, Platinum Commercial Park Subdivision)

Mark Morse, Chair

Michael J. Waters, Member

ATTEST

Chris White, Member

Jeff Martin, Clerk and Recorder

STATE OF MONTANA)
 ;
County of Yellowstone)

On the ____ day of _____, 20____, before me, a Notary Public in and for the State of Montana, personally appeared Mark Morse, Michael J. Waters, Chris White, and Jeff Martin know to me to be the Board of County Commissioners and the Clerk and Recorder of Yellowstone County, Montana, and who signed the foregoing instrument and who acknowledged to me that they executed the same.

WITNESS my hand and seal the day and year hereinabove written.
