

Return to:
Cougar Investments, LLC
PO Box 81153
Billings, MT 59108

WARRANTY DEED

THIS INDENTURE, made this _____ day of _____, 2026, by and between **YELLOWSTONE COUNTY, MONTANA**, a political subdivision of the State of Montana, hereinafter referred to as the “**Grantor**”, and **PLATINUM COMMERCIAL OWNERS ASSOCIATION**, a Montana Mutual Benefit Corporation, whose address is 9428 Anglers Way, Billings, MT 59101, hereinafter referred to as the “**Grantee**”.

WITNESSETH:

WHEREAS, the property described below was previously conveyed to the Grantor to facilitate the operation of a community wastewater treatment system as a public system; and

WHEREAS, the Grantor no longer desires to own and maintain said system as a public entity and wishes to convey the property to the Grantee for private operation and maintenance;

NOW, THEREFORE, the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey, warrant, and confirm unto the said Grantee, and to its successors and assigns, the following described real property located in Yellowstone County, State of Montana, to-wit:

Utility Lot: 7, Block 3 of the Corrected Plat of Platinum Commercial Park Subdivision, being a subdivision of land located in 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 Yellowstone County, Montana under Document No. 4126234.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining. **TO HAVE AND TO HOLD**, all and singular the said premises, with the appurtenances, unto the said Grantee, its successors and assigns.

And the said Grantor does hereby covenant with the said Grantee that it will warrant and defend the same from all lawful claims whatsoever and: (1) patent reservations; (2) existing easements and rights-of-way of record; and (3) taxes and assessments for the current year and subsequent years.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

“GRANTOR”
YELLOWSTONE COUNTY
MONTANA

County of Yellowstone
Board of County Commissioners

By: _____

Chairman

Commissioner

Commissioner

Attest: _____

County Clerk and Recorder

STATE OF MONTANA)

: ss

County of Yellowstone)

On this ____ day of _____, 20____, before me, a Notary Public in and for the State of Montana, personally appeared _____,

_____, _____, and _____, known to me to be the Board of County Commissioners and the County Clerk and Recorder, respectively, of Yellowstone County, Montana, whose names are subscribed to the foregoing instrument in such capacity and acknowledged to me that they executed the same on behalf of Yellowstone County, Montana.

Notary Public in and for the State of Montana

Printed Name: _____

Residing at: _____

My commission expires: _____