Appendix B

SAMPLE DEEDS AND EXHIBITS

MONTANA RIGHT-OF-WAY
DESIGN MANUAL

Spaceholder page for double-sided printing.

Revised: 3/8/07, 6/30/08, 9/30/10, 11/8/13

Appendix B
SAMPLE DEEDS AND EXHIBITS

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Spaceholder page for double-sided printing.

Revised: 5/19/06, 7/1/09, 9/30/10

ROW\Forms\PIn\538 Rev. 11/06/09

R/W ID: NH 1-9(43)555
Project No.: 2144-043
Designation: Nashua – E. & W.
Parcel No.: 39
Owner: Allot. No. 3116, Denzel Squires, Etal
County: Valley

Parcel No. 39 on Montana Department of Transportation Project NH 1-9(43)555, as shown on the Right-of-Way plan for said project recorded in the office of the County Clerk and Recorder of Valley County, Montana. Said parcel is also described as a tract of land within Allotment No. 3116 situated in the NW¼SW¼ of Section 11, Township 27 North, Range 42 East, P.M.,M., Valley County, Montana, as shown by the shaded area on the plat, consisting of 1 sheet attached hereto and made a part hereof, containing an area of 2.152 ha (5.32 acres), more or less, including 2.015 ha (4.98 acres), which constitute a part of an existing public highway.

For r/w acquisition on tribal parcels, form 538 is prepared rather than preparing deeds.

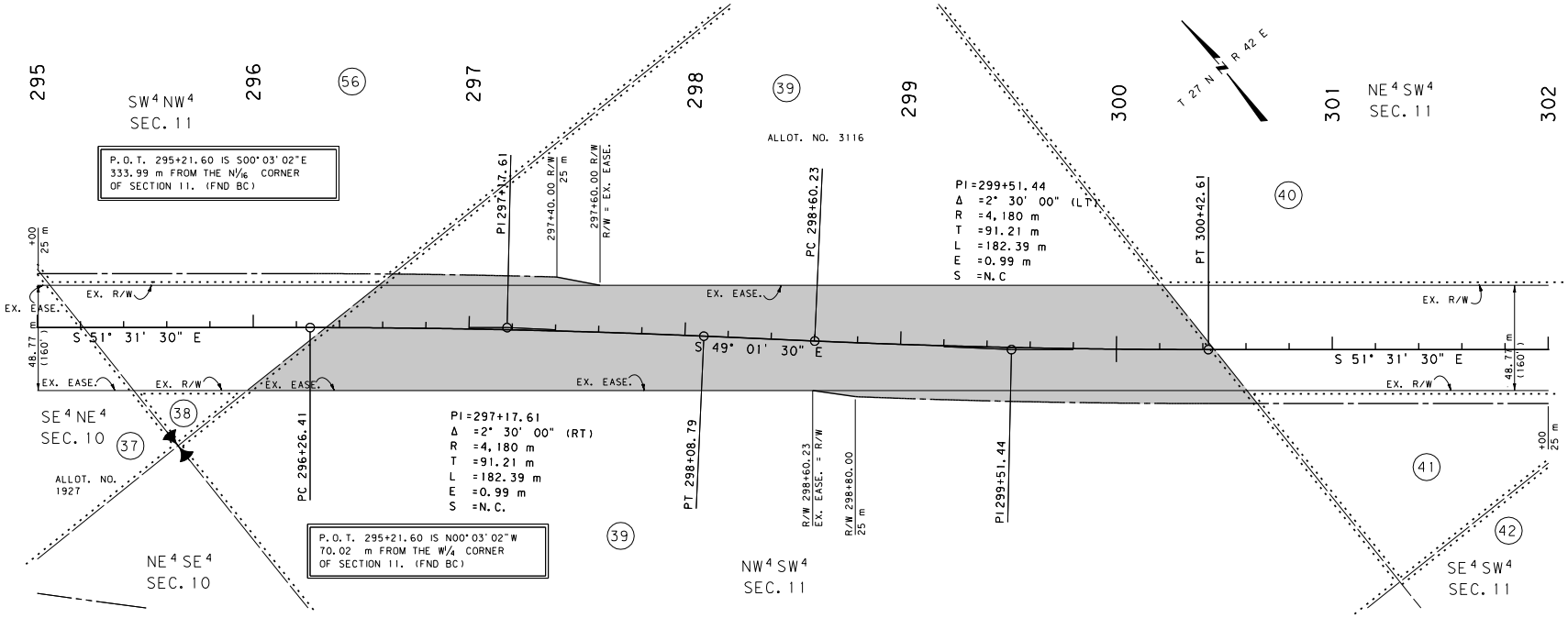
SEE SECTION 25-4.5

TRIBAL INDIAN PARCEL

Figure 1B

Tribal Indian parcel exhibits are prepared as usual. Cross hatching is to be turned off.

See Section 25-4.5



FOR EXISTING R/W RETRACEMENT, SEE C.O.S. NO. 319, ENV. NO. LP 250B DOC. NO. 119142

NOTES: 1. ALL MEASUREMENTS ARE METRIC EXCEPT AS NOTED
2. THE PROPOSED R/W LINE WHERE A SPIRAL CURVE TRANSITION IS USED IS A CHORD RATHER THAN A CONCENTRIC CURVE.
3. THE ENGLISH AREAS ARE FOR INFORMATIONAL PURPOSES ONLY.
4. ALL STATIONS AND OFFSETS FOR R/W BREAKS ARE IN REFERENCE TO THE R/W BASELINE.

PARCEL 39 ; SHEET 1 OF 1

LEGEND

OWNERSHIP BOUNDARY
RIGHT OF WAY LINE
R.R. R/W LINE
CENTERLINE
LIMITED ACCESS CONTROL
TRACT CONVEYED
DATE PREPARED 4/16/03
DATE REVISED

THIS PLAT IS PREPARED FROM THE MONTANA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS & RECORDED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER.

MONTANA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY EXHIBIT
VALLEY COUNTY
SCALE 1:1000
0 50M 100M

MONTANA DEPARTMENT OF TRANSPORTATION
MONTANA CADD
RDROW
c:\dgn 20\parcel01.dgn
6/2/2005 2:48:10 PM
1 = EPS - U0791

TRIBAL INDIAN PARCEL

Figure 2B

Revised: 7/1/09

ROW\Forms\PIn\537 Rev. 11/06/09

R/W ID: NH 37-3(13)85

Project No.: 2149-013

Designation: Epsie – E & W

Parcel No.: 6

Owner: State of Montana

County: Powder River

A tract of land in the S½SW¼ of Section 36, Township 3 South, Range 48 East, P.M.,M., Powder River County, Montana, as shown by the shaded area on the plat, consisting of 3 sheets attached hereto and made a part hereof, containing an area of 4.981 ha (12.31 acres), more or less, including 2.994 ha (7.40 acres), which constitute a part of an existing public highway. Gross Area 4.981 ha (12.31 acres); Present Highway Area 2.994 ha (7.40 acres); Net Area 1.987 ha (4.91 acres).

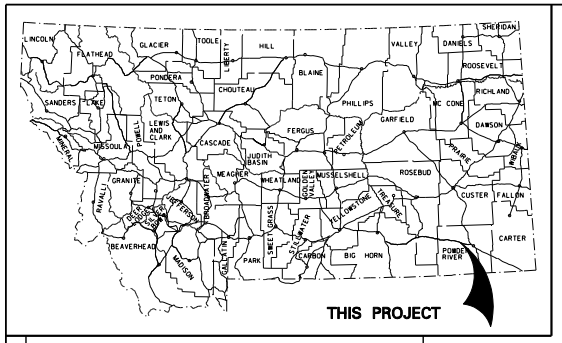
ALSO, the Grantor hereby conveys unto the MONTANA DEPARTMENT OF TRANSPORTATION, an easement for drainage purposes in said SW¼SW¼ of Section 36, as shown by the hatched area on said plat, containing an area of 0.105 ha (0.26 acre) more or less.

Form 537 is used for DNRC non-navigable riverbed and section land.

SEE SECTION 25-4.1

DNRC SECTION LAND

Figure 3B



MONTANA DEPARTMENT OF TRANSPORTA

A title sheet with a signature block (cell SEAL) is saved as the first sheet of the exhibit set. The text PARCEL_SHEET_OF_ should be included on this sheet in the bottom right portion of the exhibit.

See Section 25-4.1

FEDERAL AID PROECT NH 37-3(13)85

EPSIE - E & W

POWDER RIVER COUNTY

17.4 Kilometers

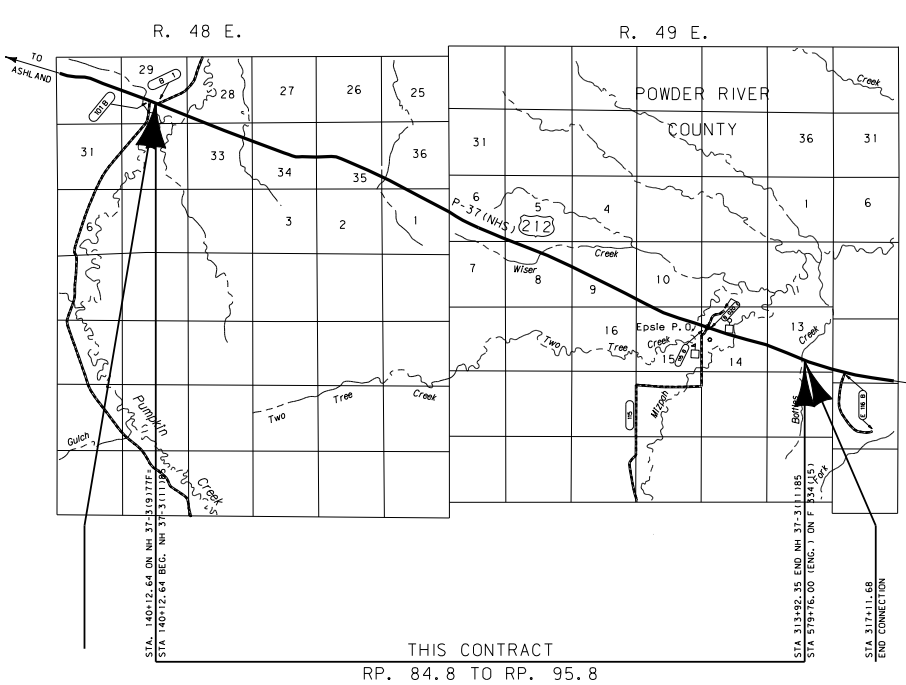
CONVENTIONAL SIGNS

PROPOSED RIGHT OF WAY LINE
EXISTING RIGHT OF WAY LINE
RAILROAD RIGHT OF WAY LINE
RIGHT OF WAY BASELINE
STK'D CENTERLINE
SECTION LINE
OWNERSHIP BOUNDARY
FULL ACCESS CONTROL
LIMITED ACCESS CONTROL
EXISTING ACCESS CONTROL
PRESENT TRAVELED WAY (P.T.W.)
FENCE LINE
EXISTING GUARDRAIL
PROPOSED GUARDRAIL
GATE IN FENCE
CATTLE GUARD: EXIST. - PROPOSED
SECTION CORNER FOUND UNFOUND
1/4 SECTION CORNER
CLOSING CORNER
MEANDER CORNER
CENTER OF SECTION
RIGHT OF WAY MONUMENT
PROPERTY CORNER PIN
POWER POLE IN PLACE
TELEPHONE POLE IN PLACE
TELEGRAPH POLE IN PLACE
LIGHT POLE
PROPOSED CULVERT
EXISTING CULVERT
OUTLET DITCH
INLET DITCH
EXISTING DITCH
CHANNEL CHANGES
DITCH BLOCK
RIPRAP
BRIDGES
RAILROADS
PARCEL NUMBERS
APPROACH: EXIST.- PROPOSED

RDROW

MONTANA CADD

3
2



SEE SHEET NO. 2 FOR OWNERSHIP NAMES, ADDRESSES, AREAS, ETC.

MONTANA
DEPARTMENT OF TRANSPORTATION

APPROVED: _____ ,20

BY: _____

JAMES A. WALTHER, P.E.
Highways and Engineering Division
Operations Engineer

MONTANA JAMES A. WALTHER No. 10730 PE REGISTERED PROFESSIONAL ENGINEER

GRID STATE PLANE COORDINATES

THIS IS A STATE PLANE COORDINATE PROJECT. ALL DIMENSIONS, DISTANCES AND AREAS ON THIS PROJECT ARE GRID, EXCEPT FOR THE EXISTING R/W WIDTH, WHICH IS RECORD. THE COMBINATION SCALE FACTOR IS 0.99956740

PARCEL 6 ; SHEET 1 OF 3

NOTES: 1. ALL MEASUREMENTS ARE METRIC EXCEPT AS NOTED

ASSOCIATED PROJECT ID.

STPP 37-3(6)85 P.E.
NH 37-3(9)77F

RELATED PROJECTS

F-334(14)

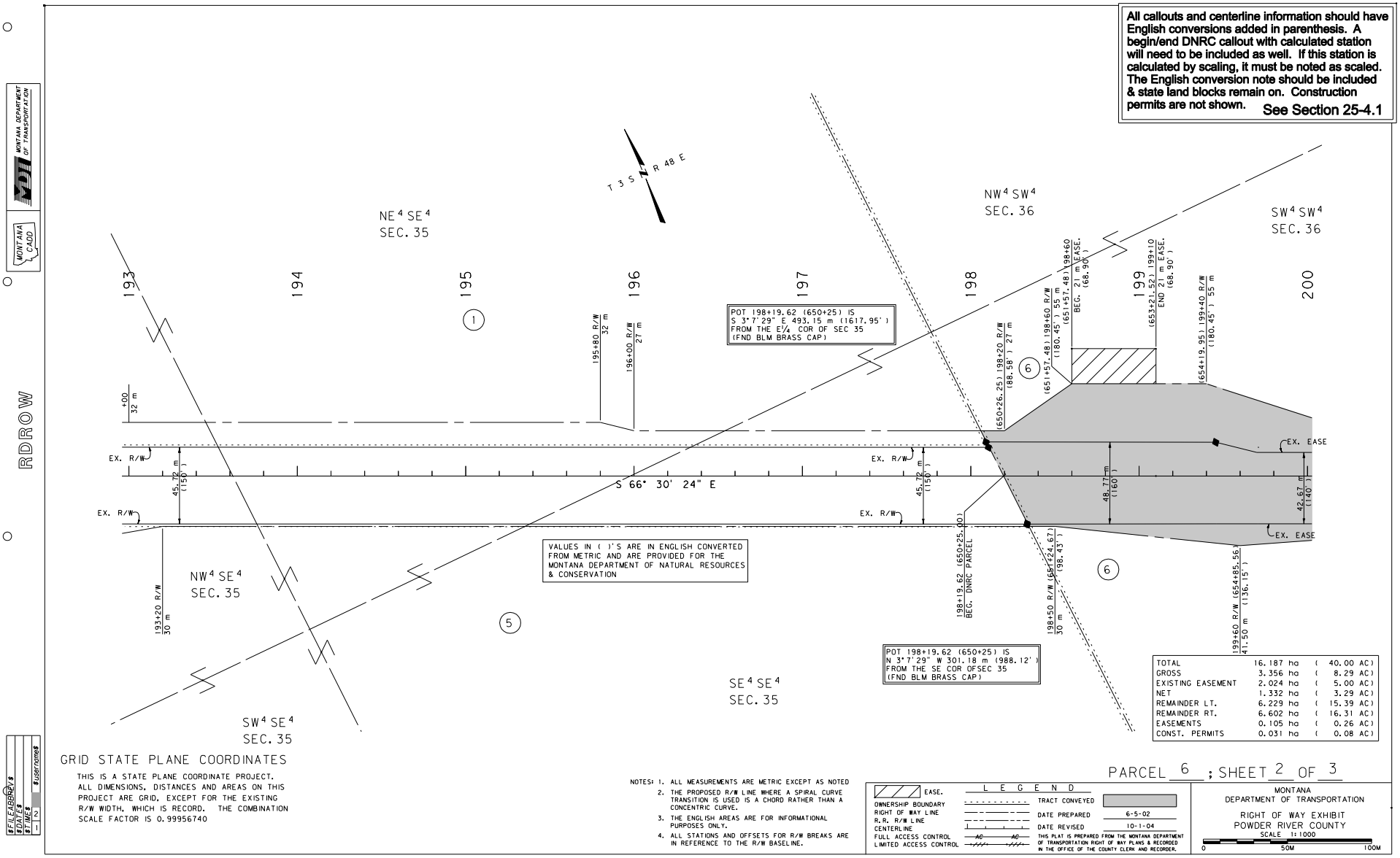
FHWA/ APPROVAL APR 10-15-01, ACO 4-15-02

MAP REVISED

DNRC SECTION LAND

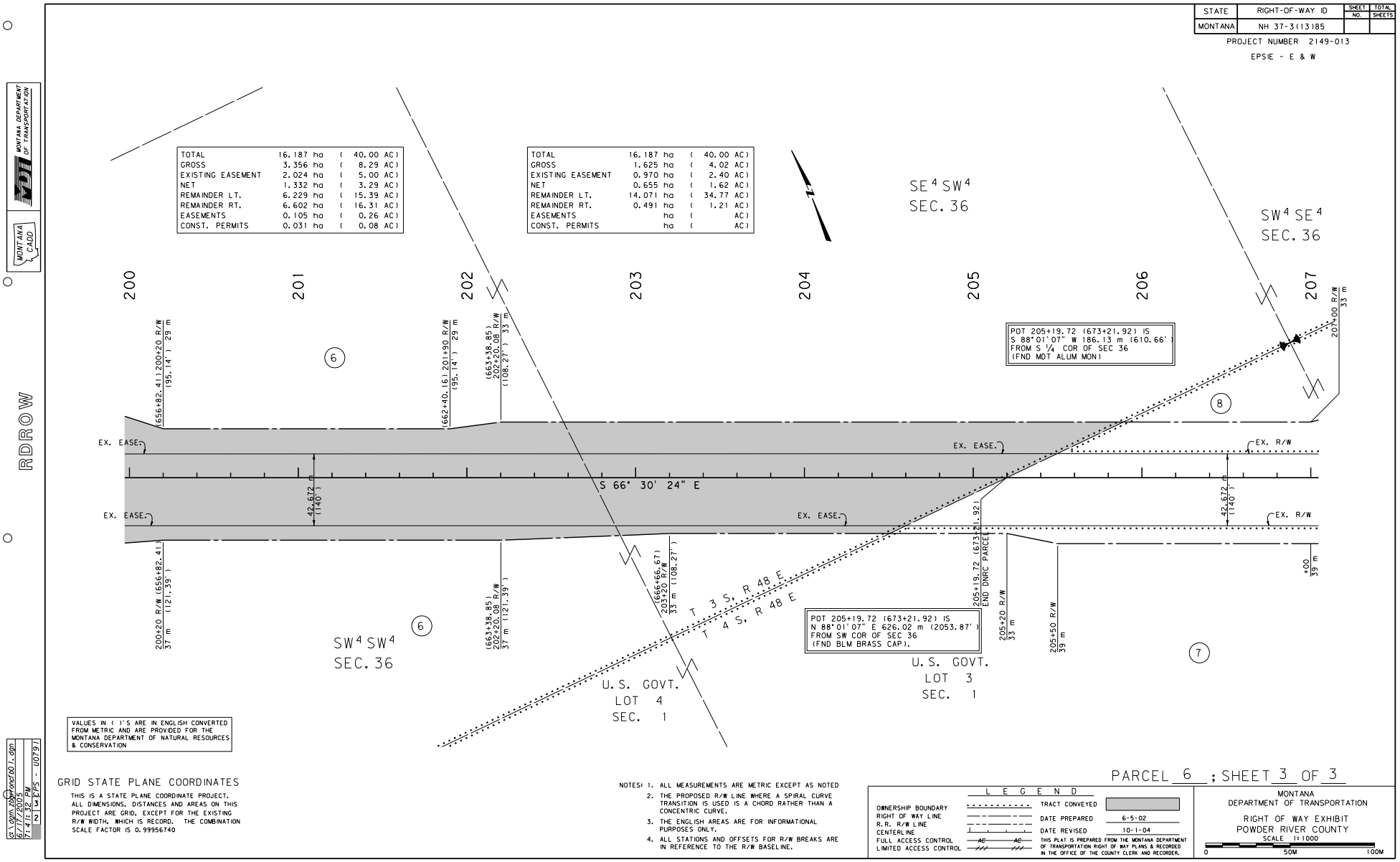
Figure 4B

Revised: 5/19/06



DNRC SECTION LAND

Figure 4B (continued)



DNRC SECTION LAND

Figure 4B (continued)

Revised: 7/1/09, 9/30/10

ROW\Forms\Pln\536 Rev. 11/06/09

R/W ID: BR 9009(12)

Project No.: 4174-012

Designation: Tongue River – Miles City

Parcel No.: 6

Owner: DNRC

County: Custer

All that part on, over and above the Tongue River bed, from the westerly low water line to the easterly low water line lying between Tract "C" and U.S. Government Lot 6 of Section 33, Township 8 North, Range 47 East, P.M.,M., Custer County, Montana, as shown by the shaded area on the plat, consisting of 2 sheets attached hereto and made a part hereof, containing an area of 0.127 ha (0.31 acre), more or less.

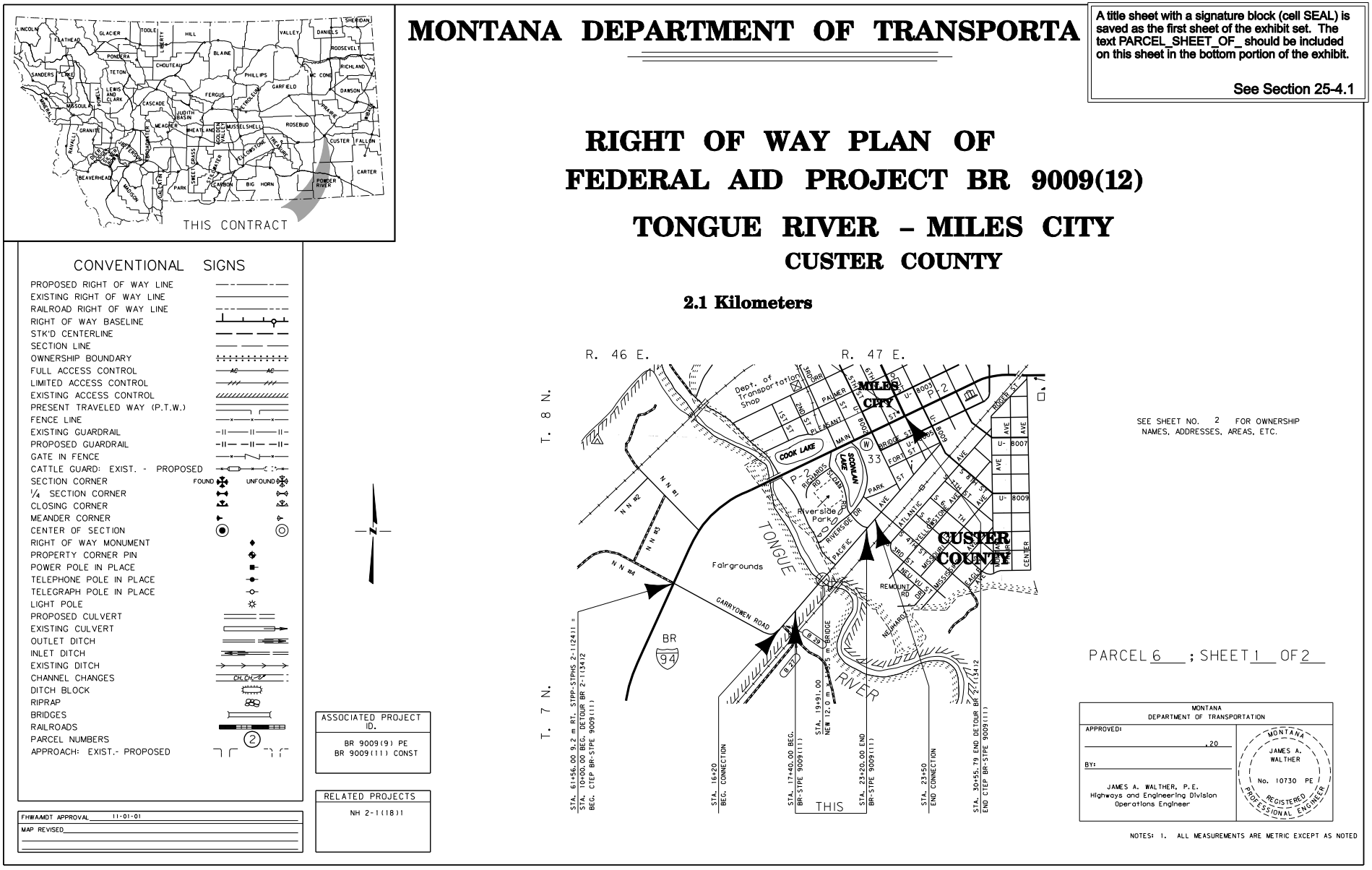
Form 536 is used for DNRC navigable riverbed rather than preparing deeds.

***Legal descriptions for navigable riverbeds refer to the low watermark except on the Missouri, Yellowstone, and Kootenai Rivers, which refer to the high watermark.**

SEE SECTION 25-4.1

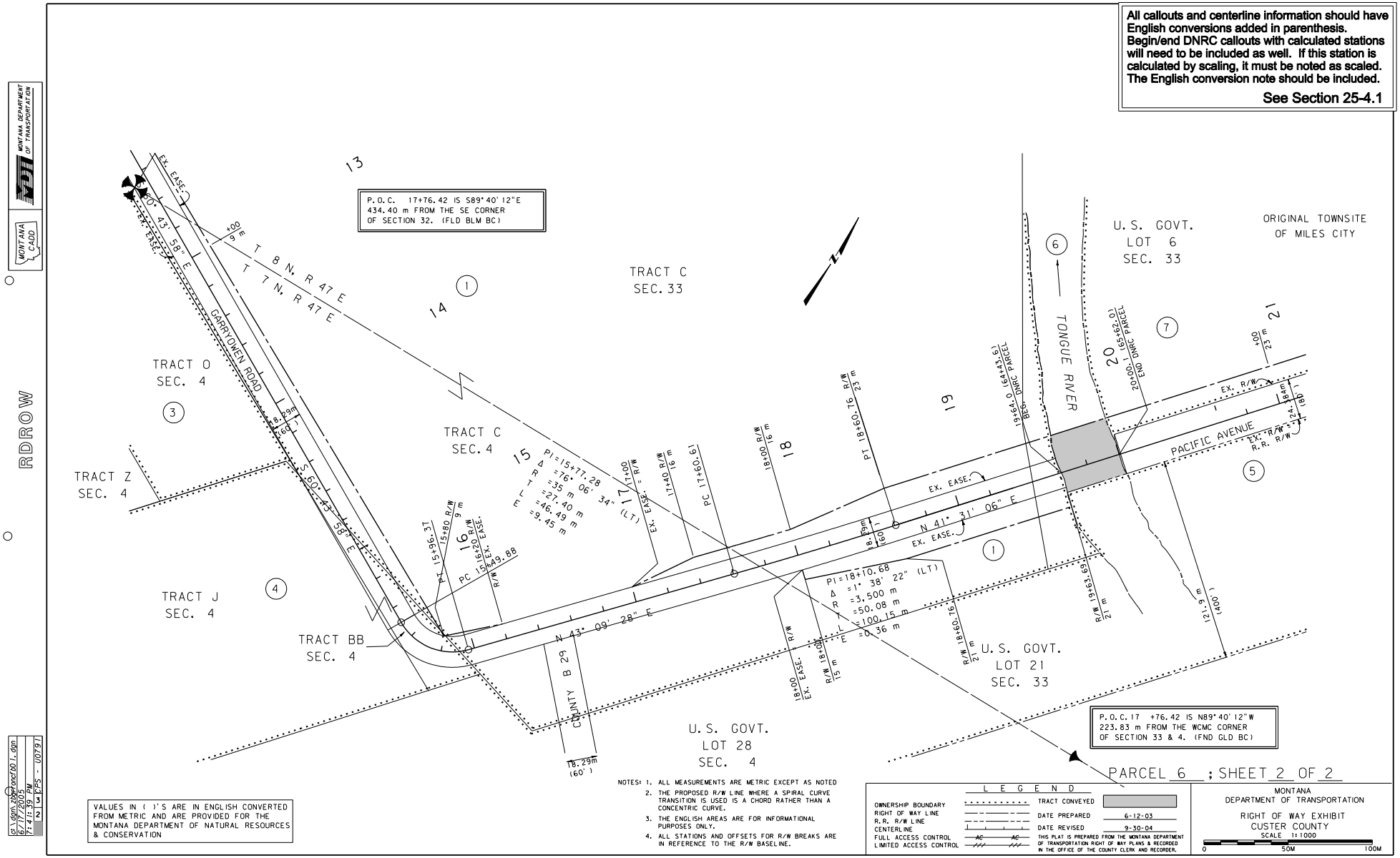
DNRC NAVIGABLE RIVERBED

Figure 5B



DNRC NAVIGABLE RIVERBED

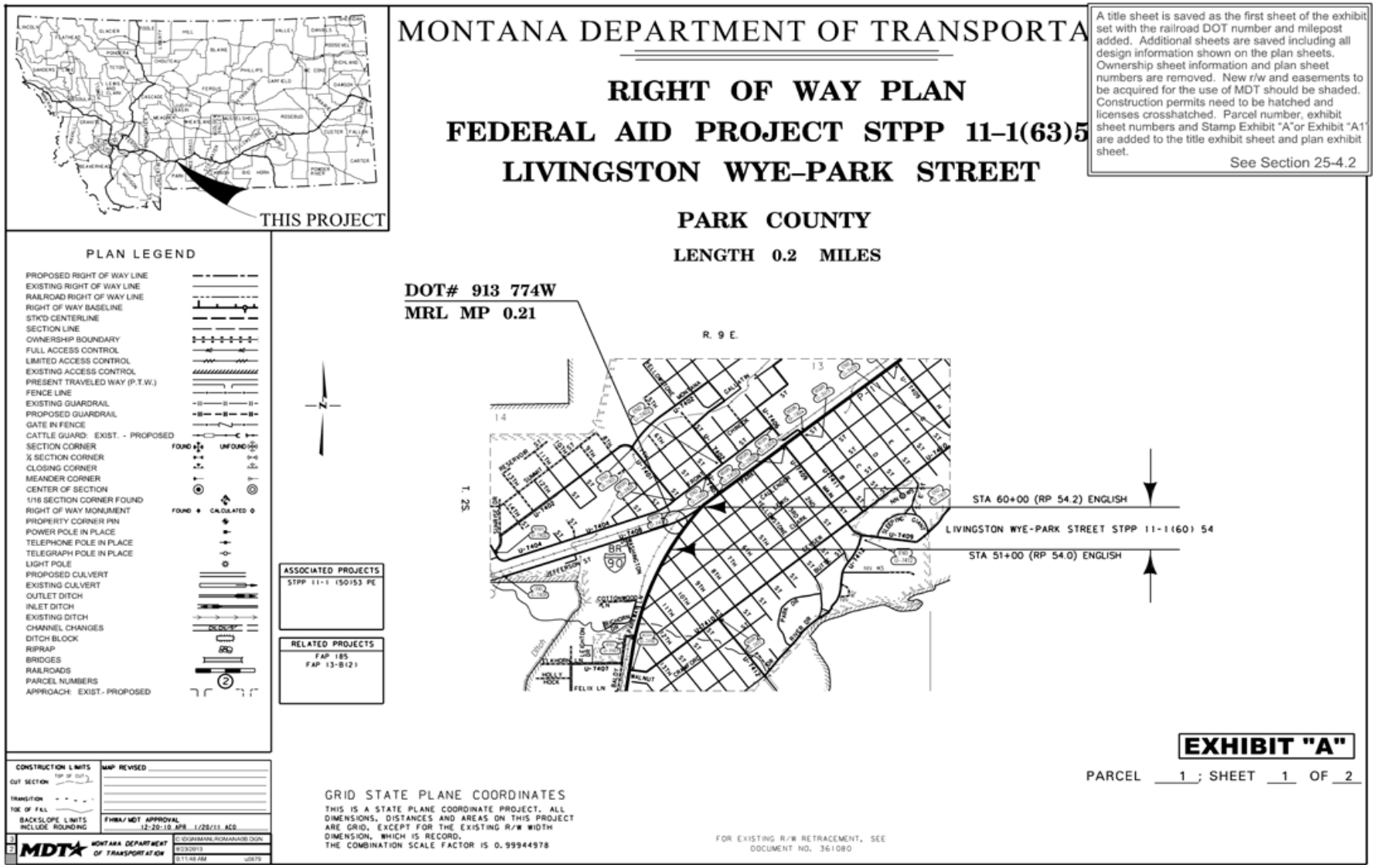
Figure 6B



DNRC NAVIGABLE RIVERBED

Figure 6B (continued)

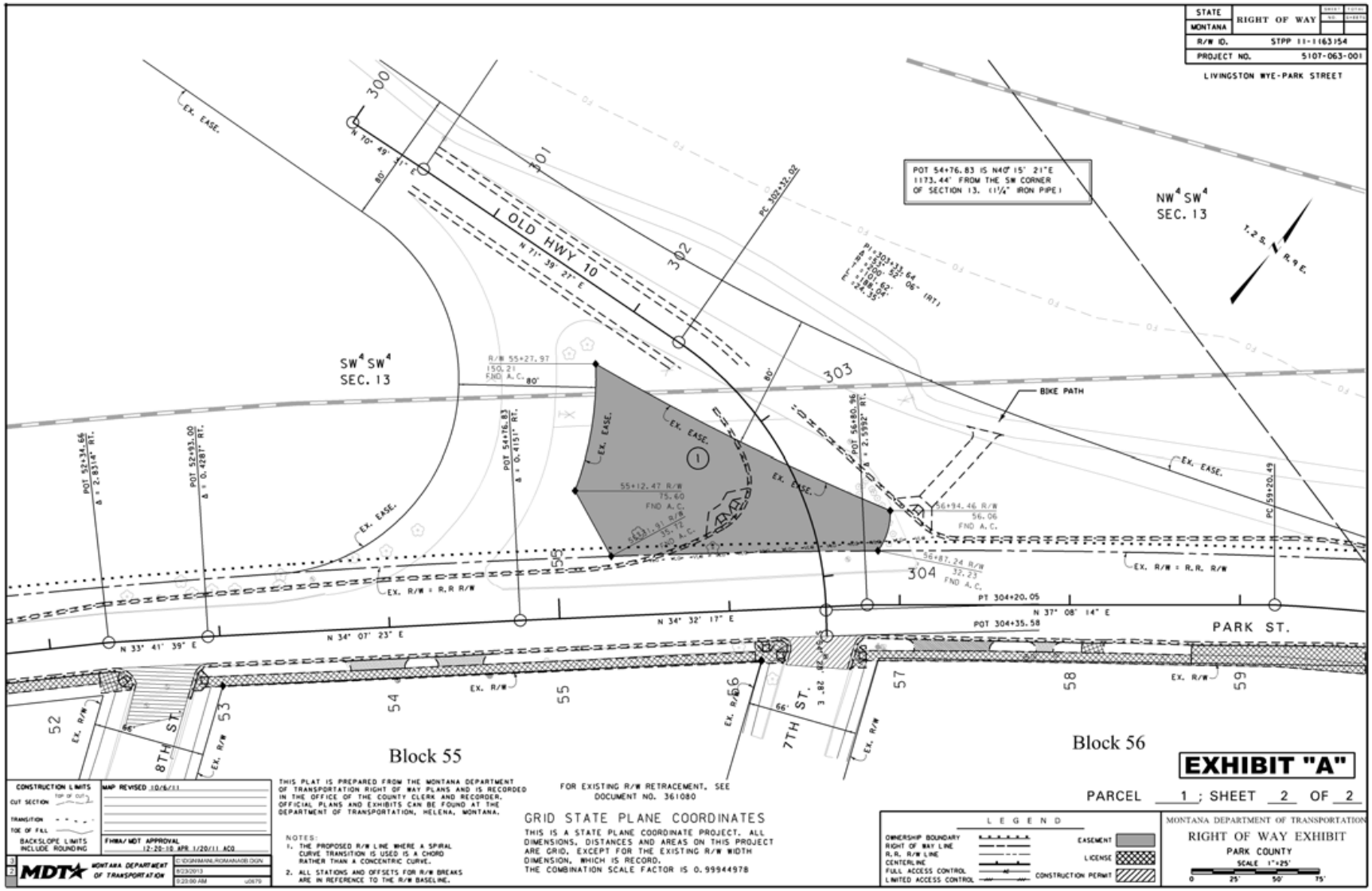
Revised: 2/23/06, 9/30/10, 11/8/13



RAILROAD EXHIBIT

Figure 7B

Revised: 11/8/13



RAILROAD EXHIBIT

Figure 7B (continued)

Revised: 5/19/06, 3/8/07, 6/30/08, 7/1/09, 11/8/13

Montana Department of Transportation
Right-of-Way Bureau
PO Box 201001
Helena, MT 59620–1001

ROW\Forms\Pln\521 Revised 11/06/09

State of Montana
Department of Transportation
Right-of-Way Bureau
2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001

R/W ID: NH 1-9(43)555 Parcel No.: 22 County: Valley
Designation: Nashua – E. & W.
Project No.: 2144-043

Bargain and Sale Deed

This Deed, made this_____day of_____, 20___, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, **witnesses that,**

Michael A. Reins, a/k/a Michel Allen Reins
3205 Centerview Drive
Huntley, MT 59203

does hereby **grant, bargain, sell** and **convey** to the **Montana Department of Transportation** the following-described real property:

Parcel No. 22 on Montana Department of Transportation Project NH 1-9(43)555, as shown on the Right-of-Way plan for said project recorded in the office of the County Clerk and Recorder of Valley County, Montana. Said parcel is also described as a tract of land in U.S. Government Lots 5 and 4 of Section 31; U.S. Government Lots 2, 3, and 4 of Section 32, Township 28 North, Range 42 East, P.M.,M., Valley County, Montana, as shown by the shaded area on the plat, consisting of 3 sheets attached hereto and made a part hereof, containing an area of 2.687 ha (6.64 acres), more or less.

An easement to be acquired in the name of someone other than MDT should have a separate deed/exhibit prepared. Form 520/521 is used for the r/w acquisition with the exhibit.
SEE SECTIONS 25-1.1.2, #3 & 25-2.2
Parcel 22 r/w deed/exhibit is prepared separately from the easement to be acquired for parcel 24 (Sta. 37+10 Lt. - 237+30 Lt.)

R/W WITH EASEMENT FOR LANDOWNER

Figure 8B

Revised: 5/19/06, 6/30/08, 7/1/09, 11/8/13

Bargain and Sale Deed Parcel No.: 22
R/W ID: NH 1-9(43)555
Designation: Nashua – E. & W.

Excepting and reserving to Grantor(s), however, all gas, oil and minerals 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 damaged. This exception and reservation does not include sand, gravel and other road building materials, which are conveyed by this Deed.

Further excepting and reserving unto the Grantor(s), his heirs, 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 therein, save and except groundwater for the use, benefit and purposes of the Grantee(s).

To have and to hold the above-described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the Montana Department of Transportation, and to its successors and assigns forever.

This Deed was executed on the date of its last acknowledgment.

_____ _____

_____ _____

State of _____)
)
County of _____)

This instrument was acknowledged before me on _____
(date)
by _____
(Grantor(s))

_____
Notary Signature Line

_____
(Seal) Notary Printed Name

Notary Public for State of _____
Residing at: _____
My Commission Expires: _____/ _____ / 20__ __

State of _____)
)
County of _____)

This instrument was acknowledged before me on _____
(date)
by _____
(Grantor(s))

_____
Notary Signature Line

_____
(Seal) Notary Printed Name

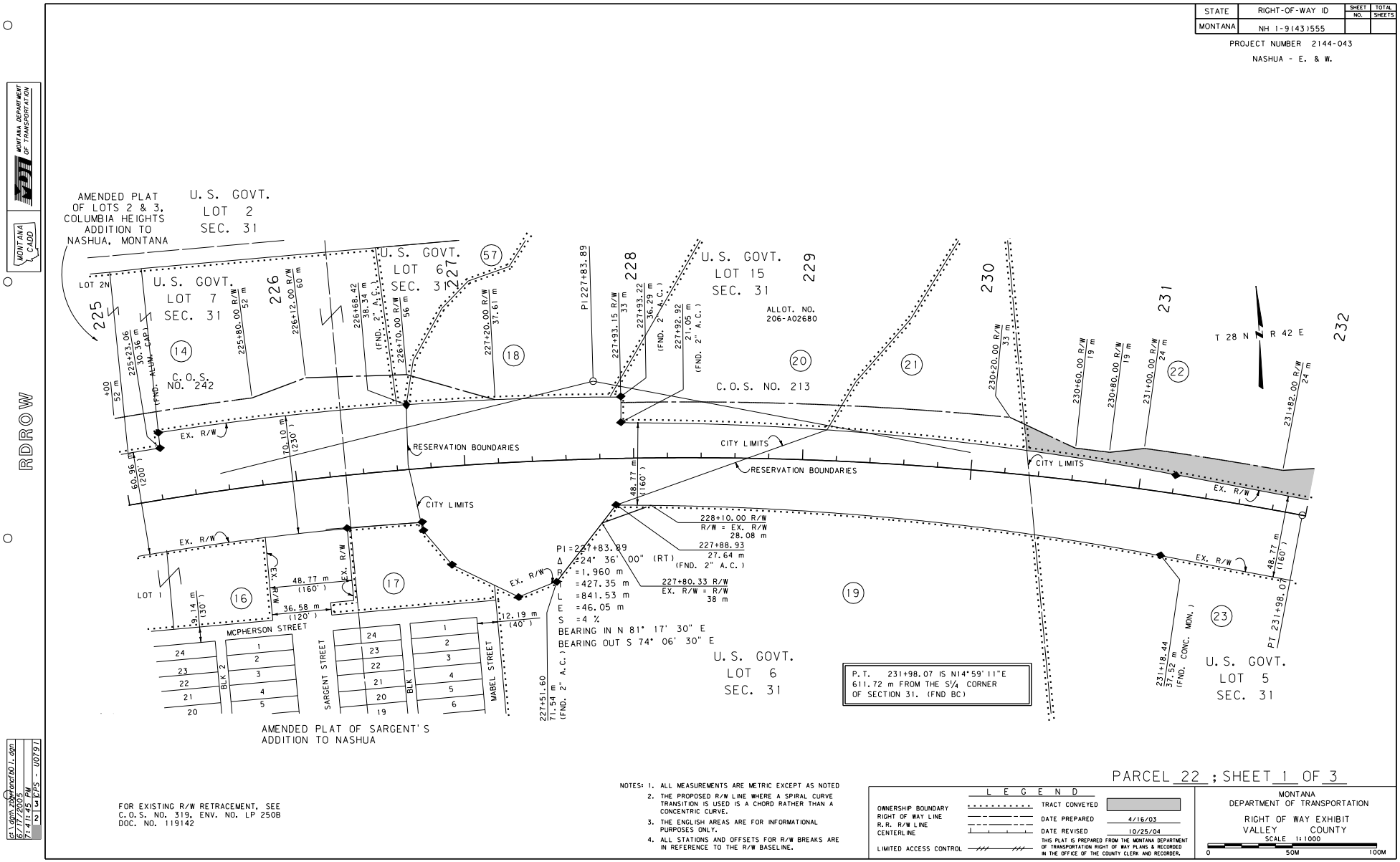
Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ / 20__ __

Recording Information

R/W WITH EASEMENT FOR LANDOWNER

Figure 8B (continued)

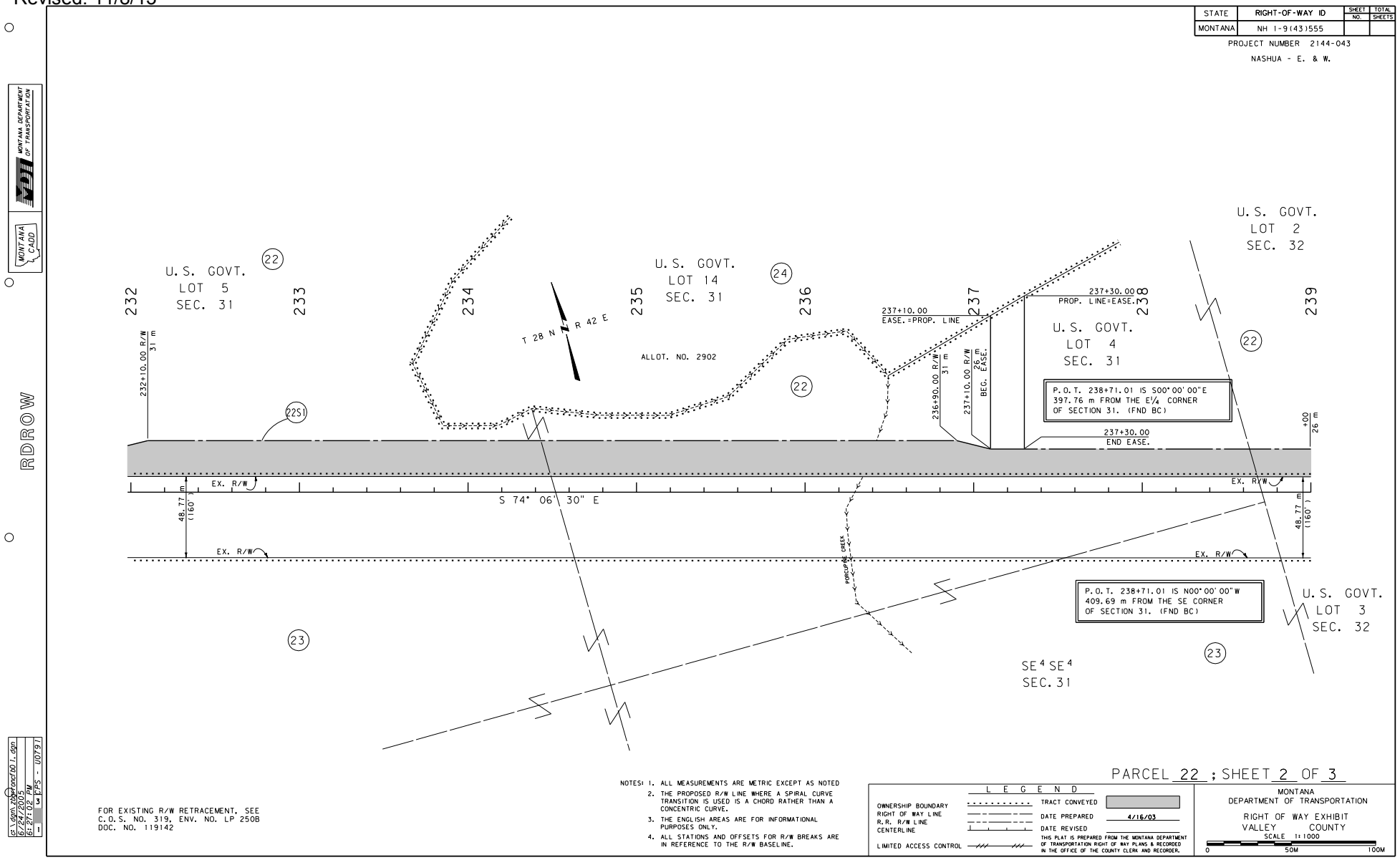
Revised: 11/8/13



R/W WITH EASEMENT FOR LANDOWNER

Figure 9B

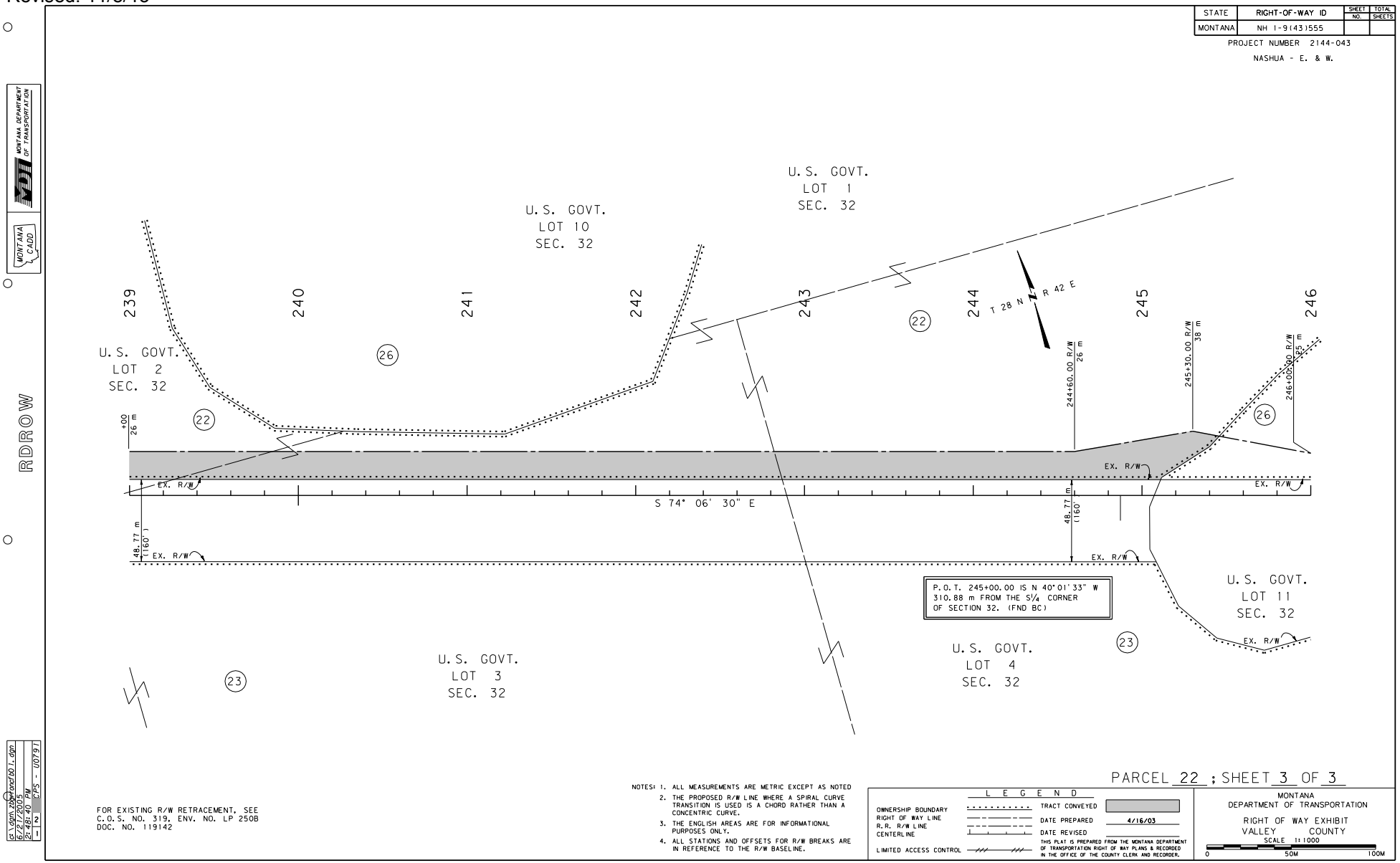
Revised: 11/8/13



R/W WITH EASEMENT FOR LANDOWNER

Figure 9B (continued)

Revised: 11/8/13



R/W WITH EASEMENT FOR LANDOWNER

Figure 9B (continued)

Revised: 5/19/06, 3/8/07, 6/30/08, 7/1/09, 11/8/13

Montana Department of Transportation
Right-of-Way Bureau
PO Box 201001
Helena, MT 59620–1001

ROW\Forms\Pln\526 Revised 11/06/09

State of Montana
Department of Transportation
Right-of-Way Bureau
2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001

R/W ID: NH 1-9(43)555 Parcel No.: 22 County: Valley
Designation: Nashua – E. & W.
Project No.: 2144-043

EASEMENT

This Easement made this _____day of_____, 20___, in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, witnesses that,

Sam S. Seller
P.O. Box 45
McLeod, MT 59444

does hereby grant, bargain, sell and convey unto:

Betty B. Buyer
P.O. Box 194
McLeod, MT 59444

an easement for access purposes, located within Parcel No. 22 on Montana Department of Transportation Project NH 1-9(43)555, as shown on the Right-of-Way plan for said project recorded in the office of the Clerk and Recorder of Valley County, Montana. Said easement covers and embraces the following described land:

A tract of land in U.S. Government Lot 4 of Section 31, Township 28 North, Range 42 East, P.M.,M., Valley County, Montana, as shown by the shaded area on the plat, consisting of 1 sheet, attached hereto and made a part hereof, containing an area of 0.170 ha (0.42 acre), more of less.

An easement to be acquired in the name of someone other than MDT should have a separate deed/exhibit prepared. Form 525/526 is used when grantor(s) are conveying an easement for a specific purpose. Easement area on exhibit is shaded.

SEE SECTIONS 25-1.1.2, #3 & 25-2.2

Easement deed/exhibit is prepared separately from r/w.

R/W WITH EASEMENT FOR LANDOWNER

Figure 10B

Revised: 6/30/08, 7/1/09, 11/8/13

Easement Parcel No.: 22
R/W ID: NH 1-9(43)555
Designation: Nashua – E. & W.

TO HAVE AND TO HOLD all of the above-described property unto the Grantee(s), and her heirs, successors and assigns forever.

IN WITNESS WHEREOF

_____ _____

_____ _____

State of _____)
)
County of _____)

This instrument was acknowledged before me on _____
(date)
by _____
(Grantor(s))

_____
Notary Signature Line

_____
(Seal) Notary Printed Name

Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ / 20__ __

State of _____)
)
County of _____)

This instrument was acknowledged before me on _____
(date)
by _____
(Grantor(s))

_____
Notary Signature Line

_____
(Seal) Notary Printed Name

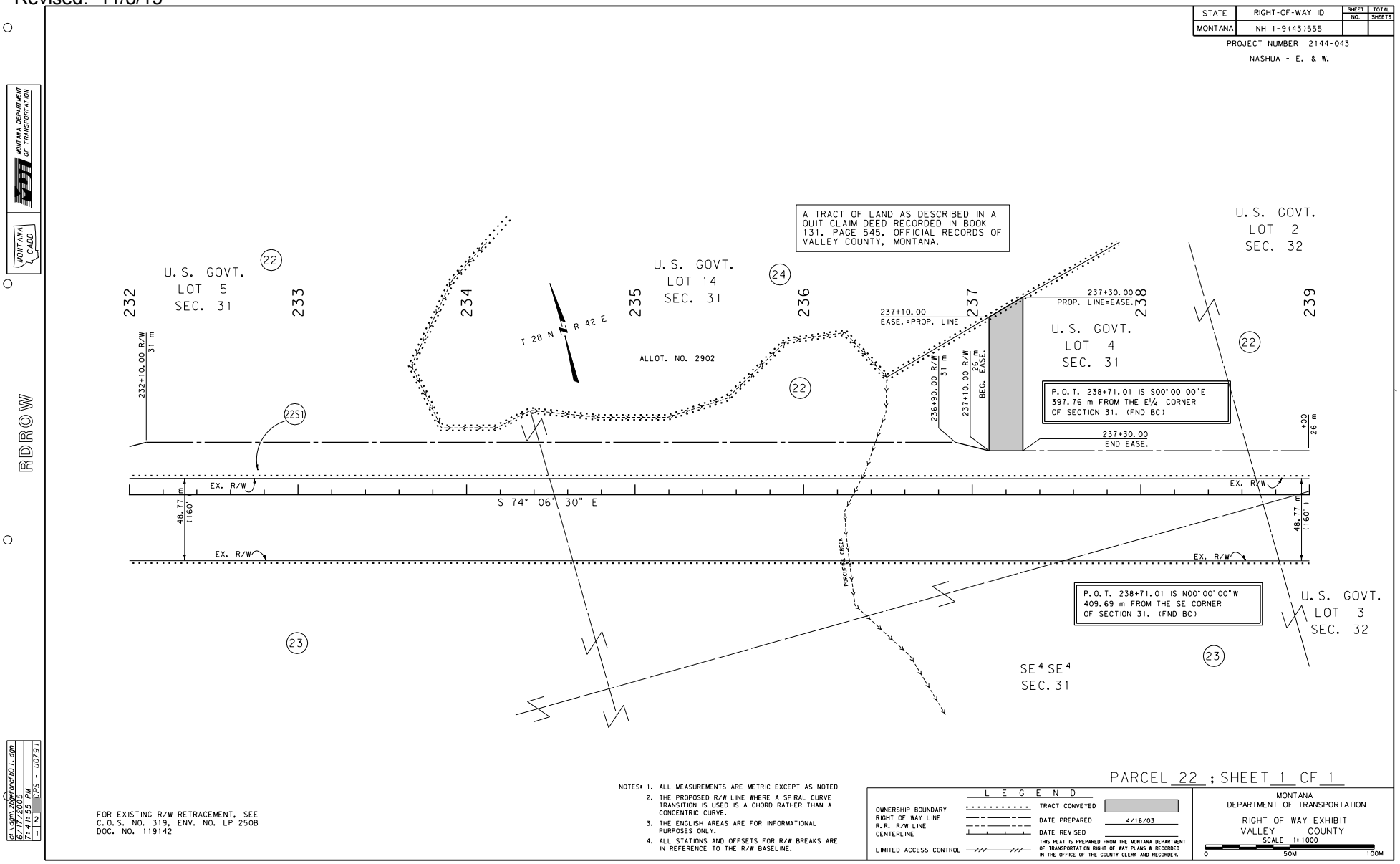
Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ / 20__ __

Recording Information:

R/W WITH EASEMENT FOR LANDOWNER

Figure 10B (continued)

Revised: 11/8/13



R/W WITH EASEMENT FOR LANDOWNER

Figure 11B

Revised: 5/19/06, 3/8/07, 6/30/08, 7/1/09, 11/8/13

Montana Department of Transportation
Right-of-Way Bureau
PO Box 201001
Helena, MT 59620–1001

ROW\Forms\Pln\528 Revised 11/06/09

State of Montana
Department of Transportation
Right-of-Way Bureau
2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001

R/W ID: BR 9028(11) Parcel No.: 2 County: McCone
Designation: Wolf Creek – 8 km E of Vida
Project No.: 4238-011

Highway Easement

This Easement, made this_____ day of_____, 20___, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, **witnesses that**,

Tally E. Neddles and Cheryl A. Neddles
604 Crawley Lane
Kolin, MT 59873

do(es) hereby **grant, bargain, sell** and **convey** unto **McCone County, Montana**, an easement and Right-of-Way for highway purposes, including the construction, reconstruction and maintenance of a highway over, across, and the right of entry upon and occupation of lands, and the right to take therefrom such earth, sand, gravel, stones, and trees as may be necessary in the construction, reconstruction, and maintenance of a highway covering and embracing the following described land:

Parcel No. 2, on Montana Department of Transportation Project BR 9028(11), as shown on the Right-of-Way plans for said project recorded in the office of the County Clerk and Recorder of McCone County, Montana. Said Easement covers and embraces the following described land:

A tract of land in the N½NE¼ of Section 23, Township 24 North, Range 49 East, P.M.,M., McCone County, Montana, as shown by the shaded area on the plat, consisting of 1 sheet, attached hereto and made a part hereof, containing an area of 0.977 ha (2.41 acres), more or less, including 0.634 ha (1.57 acres), which constitute a part of an existing public highway.

Form 527/528 is used when grantor(s) is conveying r/w by easement rather than fee title. Also used when r/w is to be acquired as an easement in the name of the county. Easement area on the exhibit is shaded.

SEE SECTION 25-2.2, #7, #8

Highway r/w for parcel is being acquired as easement.

HIGHWAY EASEMENT

Figure 12B

Revised: 6/30/08, 7/1/09, 11/8/13

Highway Easement Parcel No.: 2
R/W ID: BR 9028(11)
Designation: Wolf Creek – 8 km E of Vida

TO HAVE AND TO HOLD all of the above-described property unto **McCone County, Montana**, and to its successors and assigns as long as the same is used for highway purposes.

This Easement was executed on the date of its last acknowledgment.

_____

_____

State of _____

County of _____

This instrument was acknowledged before me on _____
(date)
by _____
(Grantor(s))

_____
Notary Signature Line

_____
Notary Printed Name

(Seal)

Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ / 20__ __

State of _____

County of _____

This instrument was acknowledged before me on _____
(date)
by _____
(Grantor(s))

_____
Notary Signature Line

_____
Notary Printed Name

(Seal)

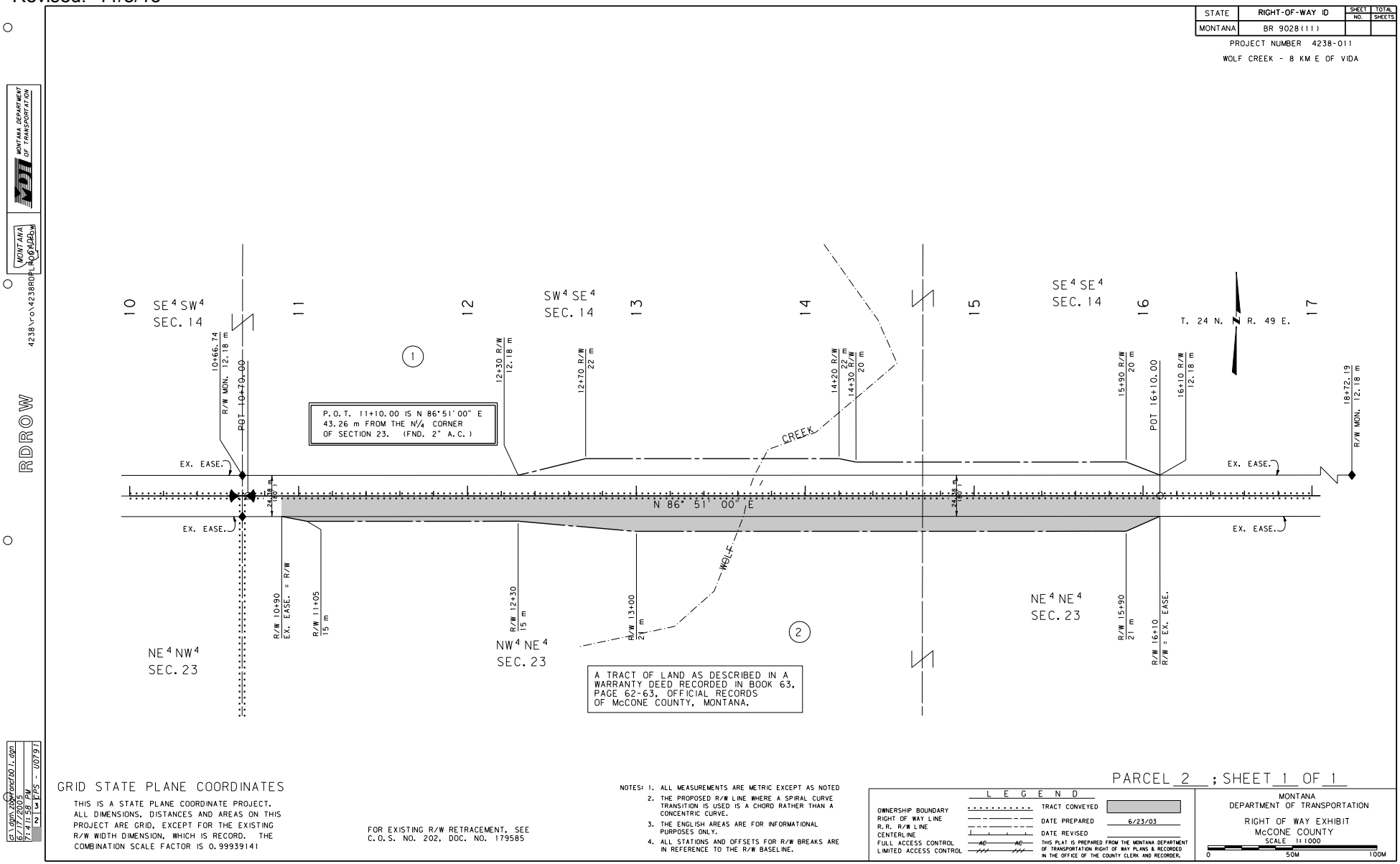
Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ / 20__ __

Recording Information:

HIGHWAY EASEMENT

Figure 12B (continued)

Revised: 11/8/13



HIGHWAY EASEMENT

Figure 13B

Revised: 5/19/06, 6/30/08, 7/1/09, 11/8/13

Montana Department of Transportation
Right-of-Way Bureau
PO Box 201001
Helena, MT 59620–1001

ROW\Forms\PIn\523 Revised 11/06/09

State of Montana
Department of Transportation
Right-of-Way Bureau
2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001

R/W ID: NH 37-3(13)85 Parcel No.: 15 County: Powder River
Designation: Epsie – E & W
Project No.: 2149-013

Bargain and Sale Deed With Easement

This Deed, made this _____ day of _____, 20___, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, witnesses that,

Kory P. Kosmo
1943 9th Street West
Cocomo, WA 34123

does hereby **grant, bargain, sell** and **convey** to the **Montana Department of Transportation** the following-described real property:

Parcel No. 15 on Montana Department of Transportation Project NH 37-3(13)85, as shown on the Right-of-Way plan for said project recorded in the office of the County Clerk and Recorder of Powder River County, Montana. Said parcel is also described as a tract of land in the N½N½, S½NE¼ of Section 15; and S½NW¼ of Section 14, Township 4 South, Range 49 East, P.M.,M., Powder River County, Montana, as shown by the shaded area on the plat, consisting of 5 sheets attached hereto and made a part hereof, containing an area of 2.151 ha (5.32 acres), more or less.

ALSO, the Grantor hereby conveys unto the MONTANA DEPARTMENT OF TRANSPORTATION, an easement for channel change in the SE¼NE¼ of said Section 15, as shown by the hatched area on said plat, containing an area of 0.345 ha (0.85 acres), more or less.

Form 522/523 is used when grantor(s) is conveying r/w and easement to MDT. R/W acquisition will be shaded and the easement area will be hatched. An element showing hatching as easement acquisition must be added to the legend at the bottom of the exhibit sheet containing the easement

R/W WITH EASEMENT TO MDT

SEE SECTION 25-1.1.2

Figure 14B

Revised: 6/30/08, 7/1/09, 11/8/13

Bargain and Sale Deed With Easement Parcel No.: 15
R/W ID: NH 37-3(13)85
Designation: Epsie – E & W

Excepting and reserving to Grantor(s), however, all gas, oil and minerals 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 damaged. This exception and reservation does not include sand, gravel and other road building materials, which are conveyed by this Deed.

Further excepting and reserving unto the Grantor(s), their heirs, 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 therein, save and except groundwater for the use, benefit and purposes of the Grantee(s).

To have and to hold the above-described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the Montana Department of Transportation and to its successors and assigns forever.

This Deed was executed on the date of its last acknowledgement.

_____ _____

_____ _____

State of _____)
)
County of _____)

This instrument was acknowledged before me on _____
(date)
by _____
(Grantor(s))

_____
Notary Signature Line

(Seal) _____
Notary Printed Name

Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ / 20__ __

State of _____)
)
County of _____)

This instrument was acknowledged before me on _____
(date)
by _____
(Grantor(s))

_____
Notary Signature Line

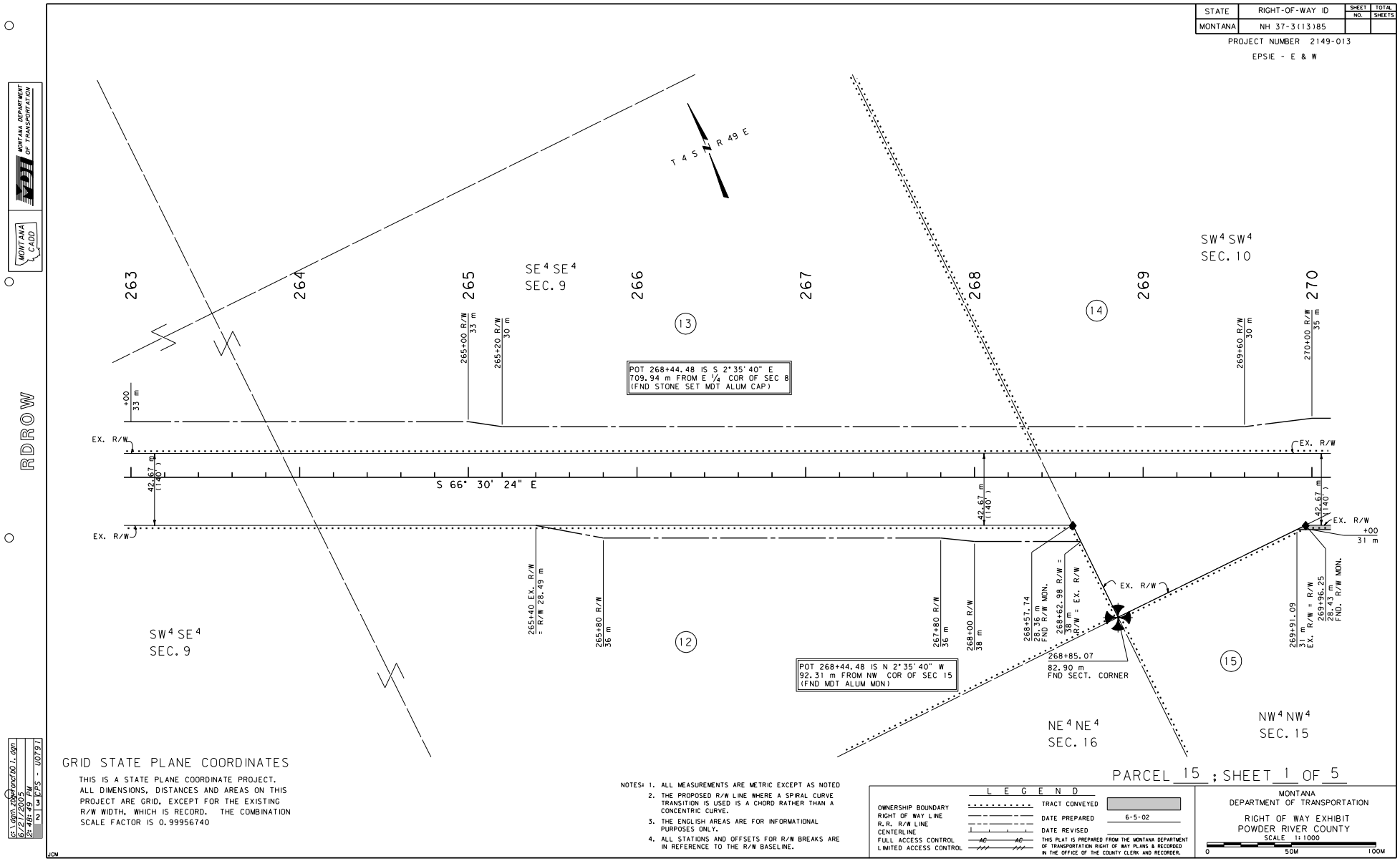
(Seal) _____
Notary Printed Name

Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ / 20__ __

R/W WITH EASEMENT
TO MDT

Figure 14B (continued)

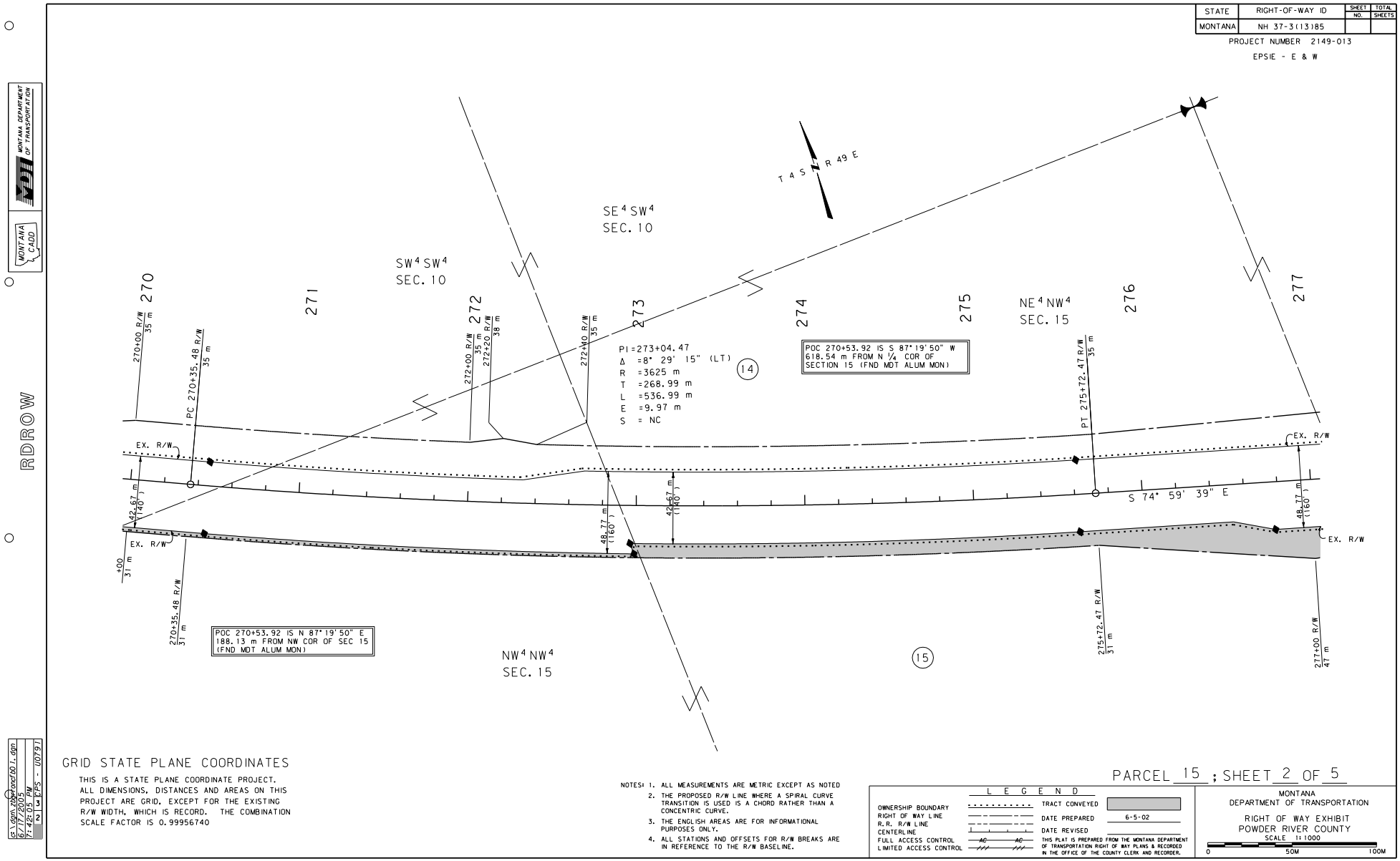
Revised: 11/8/13



R/W WITH EASEMENT TO MDT

Figure 15B

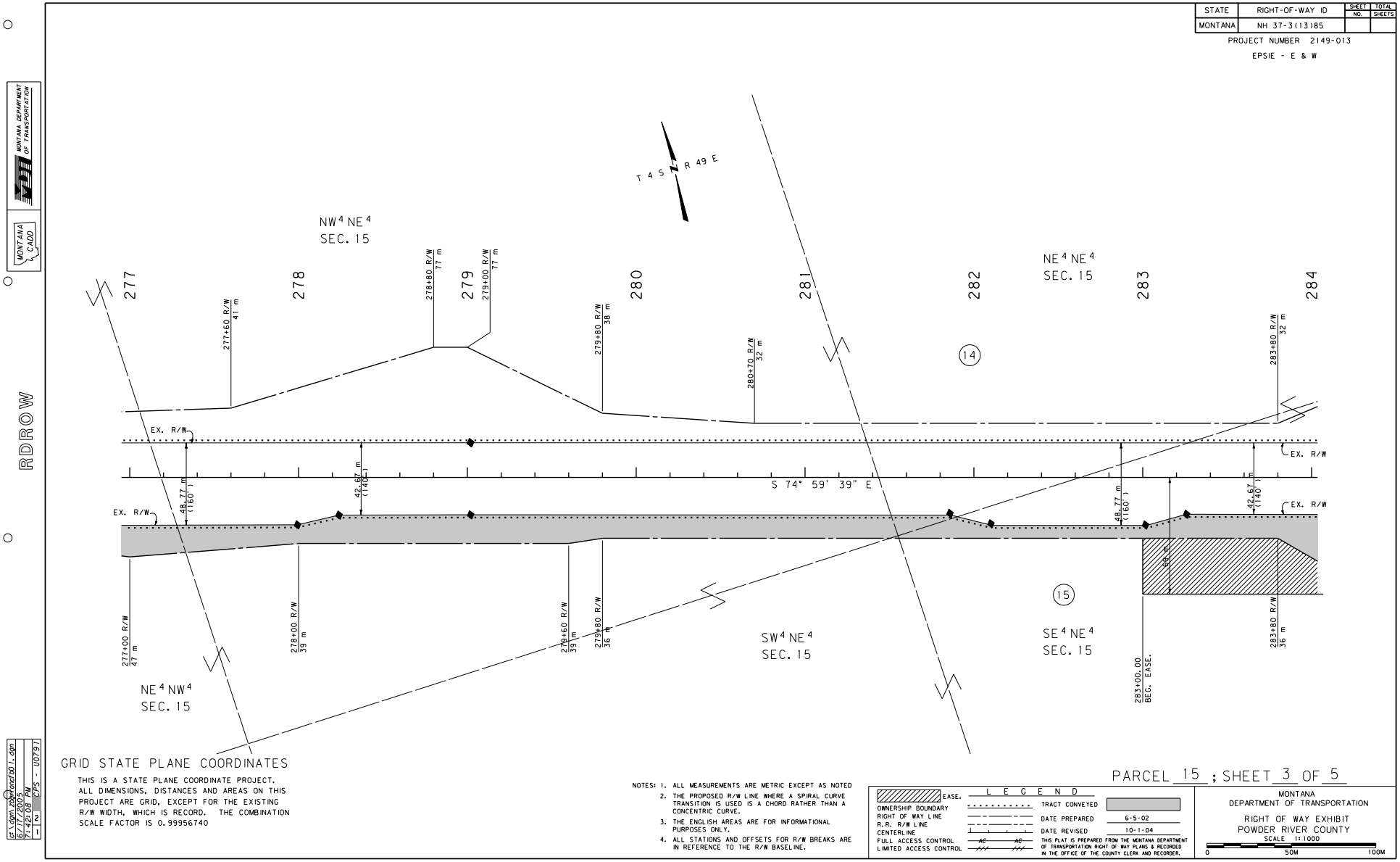
Revised: 11/8/13



R/W WITH EASEMENT TO MDT

Figure 15B (continued)

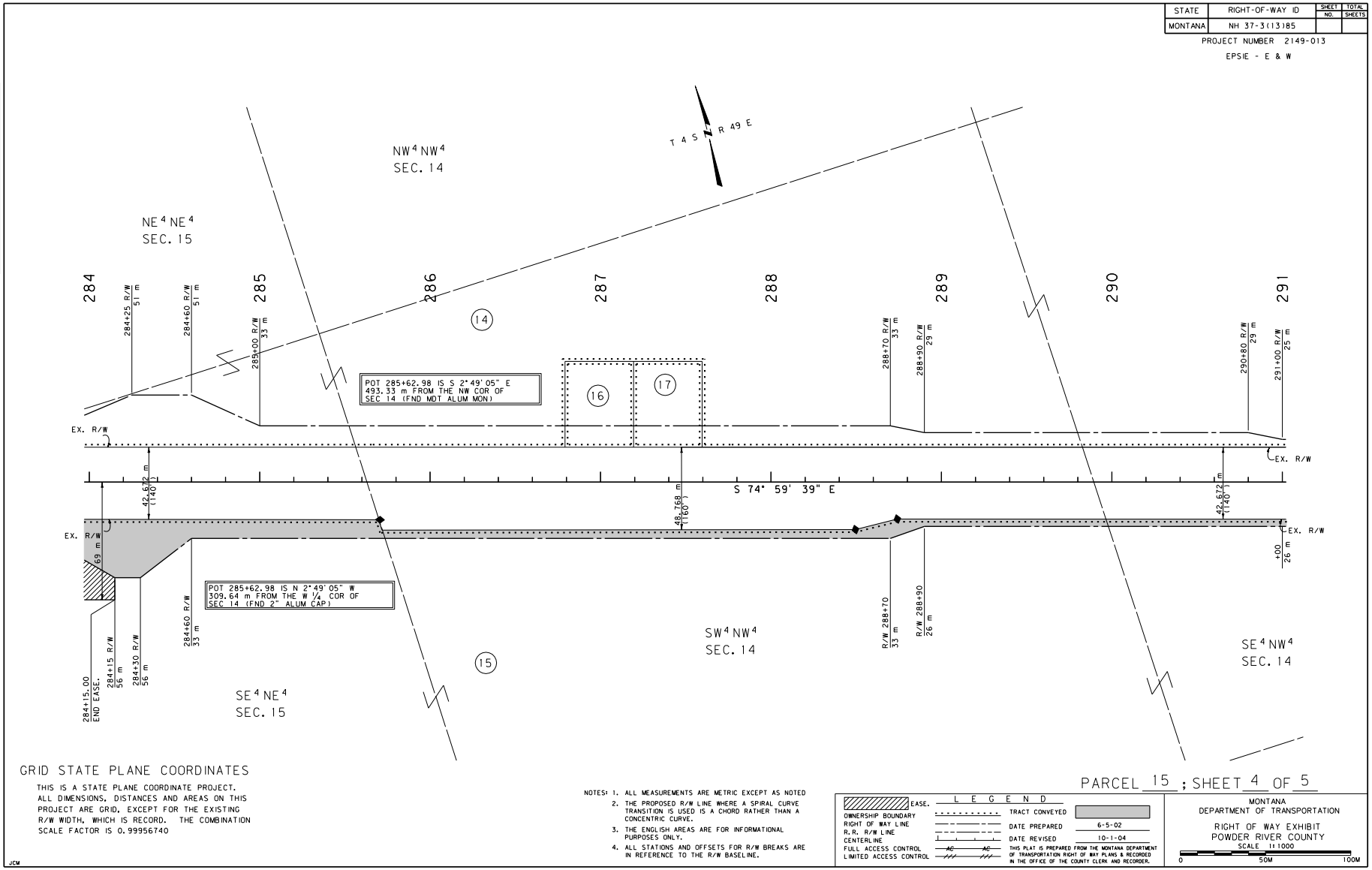
Revised: 11/8/13



R/W WITH EASEMENT TO MDT

Figure 15B (continued)

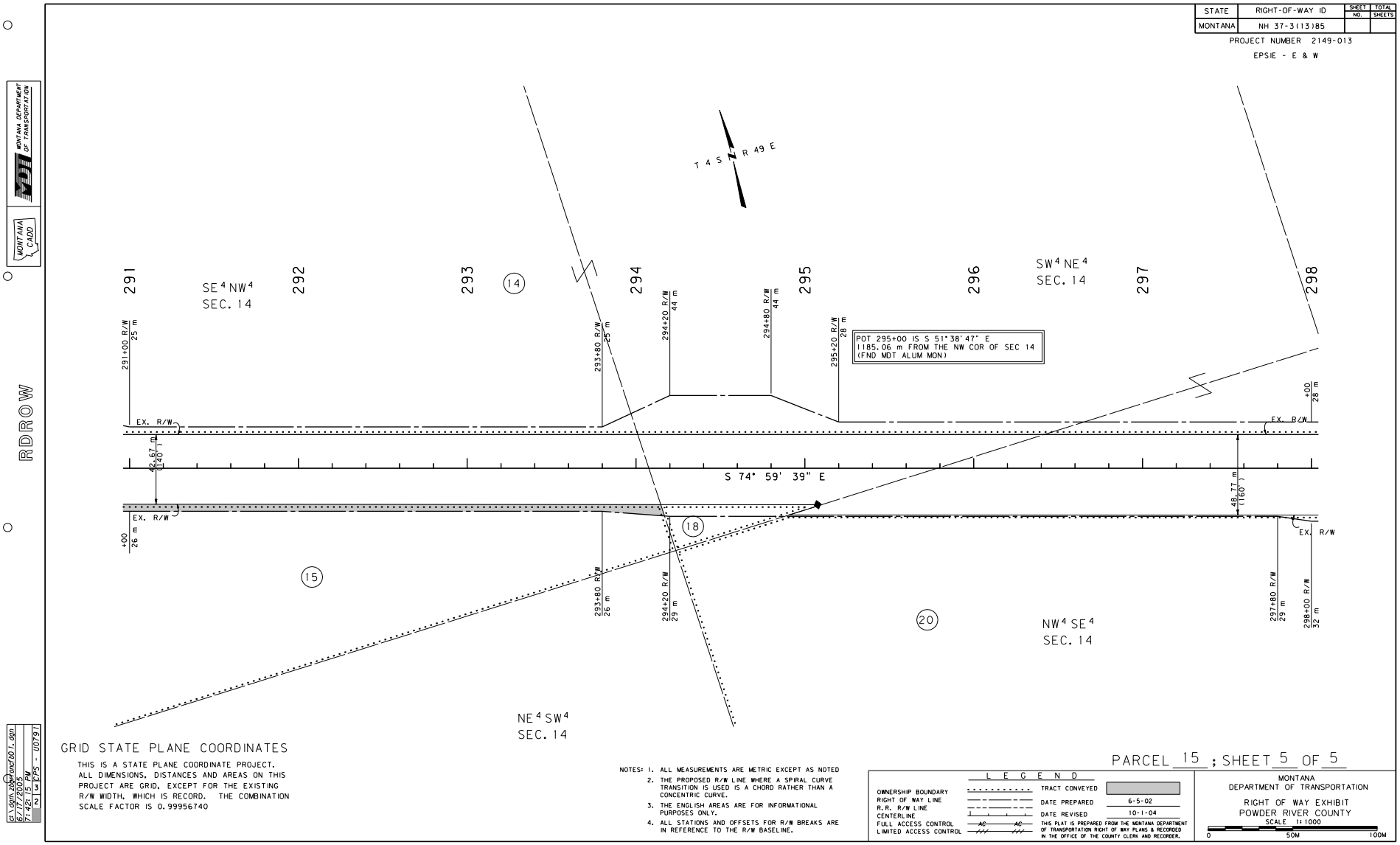
Revised: 11/8/13



R/W WITH EASEMENT TO MDT

Figure 15B (continued)

Revised: 11/8/13



R/W WITH EASEMENT TO MDT

Figure 15B (continued)

Revised: 5/19/06, 3/8/07, 6/30/08, 7/1/09, 11/8/13

Montana Department of Transportation
Right-of-Way Bureau
PO Box 201001
Helena, MT 59620–1001

ROW\Forms\Pln\520 Revised 11/06/09

State of Montana
Department of Transportation
Right-of-Way Bureau
2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001

R/W ID: STPS 253-1(13)23 Parcel No.: 21 County: Prairie
Designation: 37 km NW of Terry – North
Project No.: 2824-013

Bargain and Sale Deed

This Deed, made this _____ day of _____, 20___, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, **witnesses that,**

Sally Styles, Inc.
123 North Number Street
Bloomfield, MT 59626

does hereby **grant, bargain, sell** and **convey** to the **Montana Department of Transportation** the following-described real property:

Parcel No. 21 on Montana Department of Transportation Project STPS 253-1(13)23, as shown on the Right-of-Way plan for said project recorded in the office of the County Clerk and Recorder of Prairie County, Montana. Said parcel is also described as a tract of land in the NE¼NE¼ of Section 9, Township 16 North, Range 47 East, P.M.,M., Prairie County, Montana, as shown by the shaded area on the plat, consisting of 1 sheet attached hereto and made a part hereof, containing an area of 2.454 ha (6.06 acres), more or less, including 1.400 ha (3.46 acres), which constitute a part of an existing public highway.

Corporate, Partnership, etc. deeds are used when grantor is a corporation, partnership, LLC, etc. as it contains special language and corporate notary acknowledgement. Check with the Secretary of State's office to make sure the grantor is in fact a corporation and is active and in good standing.

SEE SECTION 25-2.2

CORPORATE, PARTNERSHIP, ETC. DEED

Figure 16B

Revised: 6/30/08, 7/1/09, 11/8/13

Bargain and Sale Deed Parcel No.: 21
R/W ID: STPS 253-1(13)23
Designation: 37 km NW of Terry - North

Excepting and reserving to Grantor(s), however, all gas, oil and minerals 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 damaged. This exception and reservation does not include sand, gravel and other road building materials, which are conveyed by this Deed.

Further excepting and reserving unto the Grantor(s), its 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 therein, save and except groundwater for the use, benefit and purposes of the Grantee(s).

To have and to hold the above-described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the Montana Department of Transportation, and to its successors and assigns forever.

This Deed was executed on the date of its last acknowledgment.

_____ as _____ of _____
(Signature) (Type of Authority) (Name of Entity)
_____ as _____ of _____
(Signature) (Type of Authority) (Name of Entity)
_____ as _____ of _____
(Signature) (Type of Authority) (Name of Entity)
_____ as _____ of _____
(Signature) (Type of Authority) (Name of Entity)

State of _____)
)
County of _____)

This instrument was acknowledged before me on _____
(date)
by _____
(name of person(s))
as _____
(type of authority, e.g., president, trustee, member, partner, etc.)
of _____
(name of entity on behalf of whom instrument was executed)

_____
Notary Signature Line
_____
Notary Printed Name
(Seal)
Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ / 20__ __

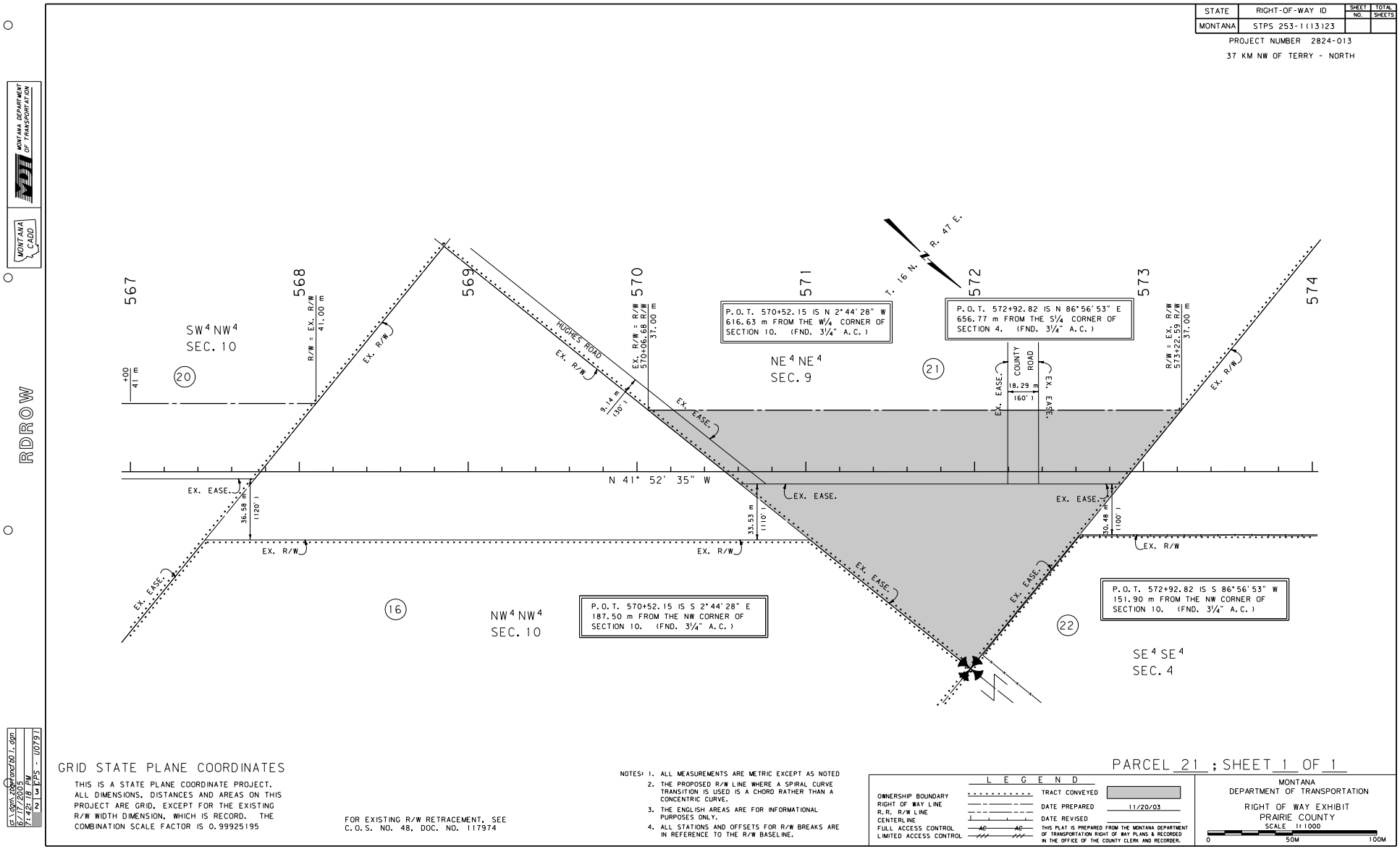
State of _____)
)
County of _____)

This instrument was acknowledged before me on _____
(date)
by _____
(name of person(s))
as _____
(type of authority, e.g., president, trustee, member, partner, etc.)
of _____
(name of entity on behalf of whom instrument was executed)

_____
Notary Signature Line
_____
Notary Printed Name
(Seal)
Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ / 20__ __

CORPORATE, PARTNERSHIP, ETC. DEED
FIGURE 16B(CONTINUED)

Revised: 11/8/13



CORPORATE, PARTNERSHIP, ETC. DEED

Figure 17B

Revised: 3/8/07, 6/30/08, 7/1/09, 9/30/10, 11/8/13

Montana Department of Transportation
Right-of-Way Bureau
PO Box 201001
Helena, MT 59620–1001

ROW\Forms\Pln\521 Revised 11/06/09

State of Montana
Department of Transportation
Right-of-Way Bureau
2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001

R/W ID: STPS 282-1(8)0 Parcel No.: 2 County: Jefferson
Designation: Intersection Impv-Montana City
Project No.: 4472-008

Bargain and Sale Deed

This Deed, made this _____ day of _____, 20___, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, **witnesses that,**

Jenny Mills
34 Oval Drive
Jorgenson, MT 59965

does hereby **grant, bargain, sell** and **convey** to the **Montana Department of Transportation** the following-described real property:

ACCESS CONTROL

The Grantor hereby conveys to the Montana Department of Transportation all rights of ingress and egress over and across the limited and full access control line shown on the plat, consisting of 2 sheets, attached hereto and made a part hereof.

Grantor reserves the right of reasonable access to and from Grantor's property being the Certificate of Survey No. 146742, Folio 327B situated in the NE¼NW¼ of Section 14, Township 9 North, Range 3 West, P.M.,M., Jefferson County, Montana, as said property is described in a Warranty Deed recorded under Document No. 20212, official records of said County. Said reservation of reasonable access does not apply to full access control.

It is expressly intended and agreed that these covenants, burdens, and restrictions shall run with the land and shall forever bind the Grantor, her heirs, successors and assigns.

Access control projects require different deed inserts because of specific access control language. An exhibit is necessary for Access Control Only parcels. Check with the Access Management Manager.

SEE SECTIONS 25-1.1.5 & 25-2.3

ACCESS CONTROL ONLY

Figure 18B

Revised: 3/8/07, 6/30/08, 7/1/09, 9/30/10, 11/8/13

Bargain and Sale Deed Parcel No.: 2
R/W ID: STPS 282-1(8)0
Designation: Intersection Impv-Montana City

This Deed was executed on the date of its last acknowledgment.

_____ _____

_____ _____

State of _____)
)
County of _____)

This instrument was acknowledged before me on _____
(date)
by _____
(Grantor(s))

_____
Notary Signature Line

_____
(Seal) Notary Printed Name

Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ /20 __ __

State of _____)
)
County of _____)

This instrument was acknowledged before me on _____
(date)
by _____
(Grantor(s))

_____
Notary Signature Line

_____
(Seal) Notary Printed Name

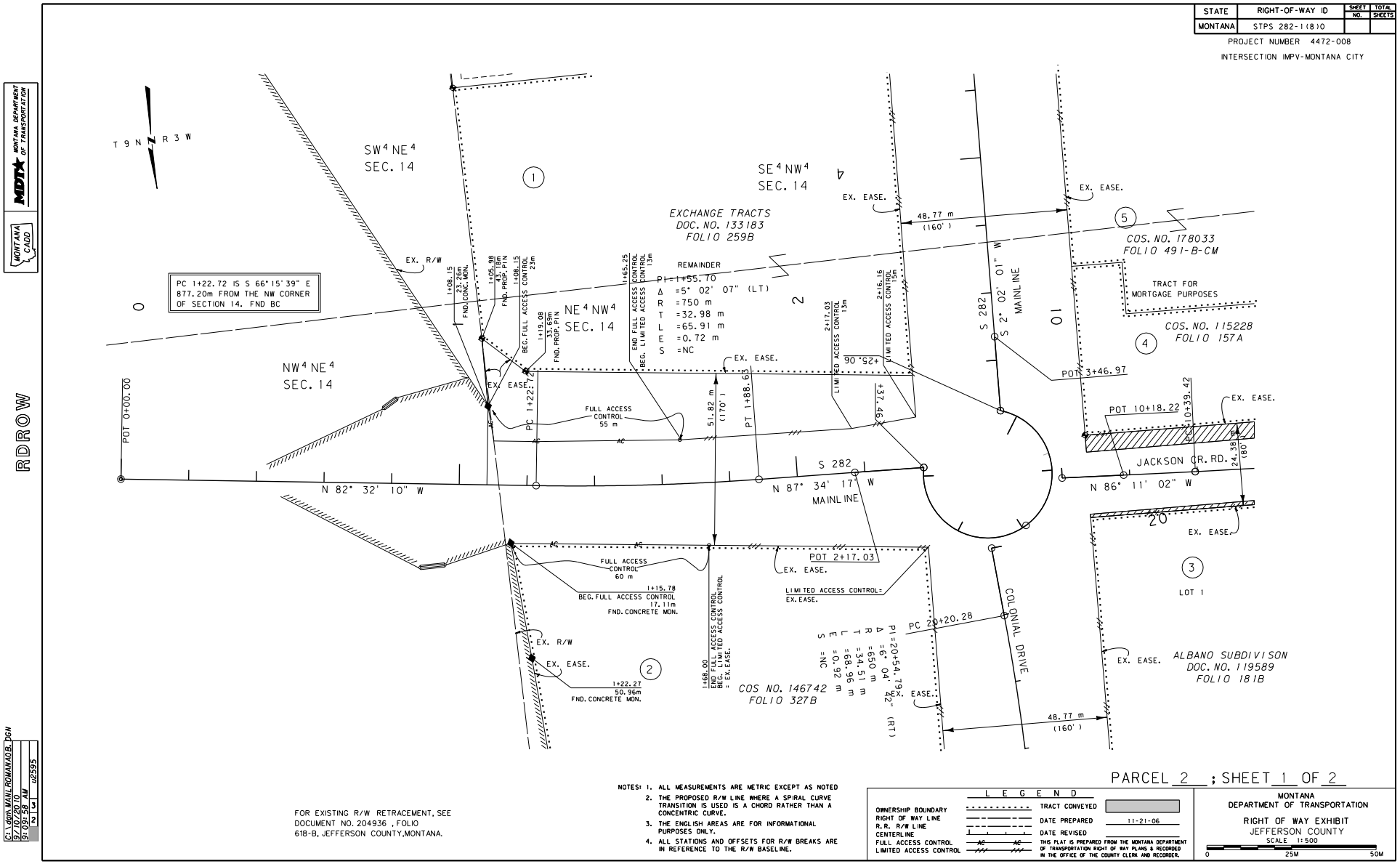
Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ / 20__ __

Recording Information

ACCESS CONTROL ONLY

Figure 18B (continued)

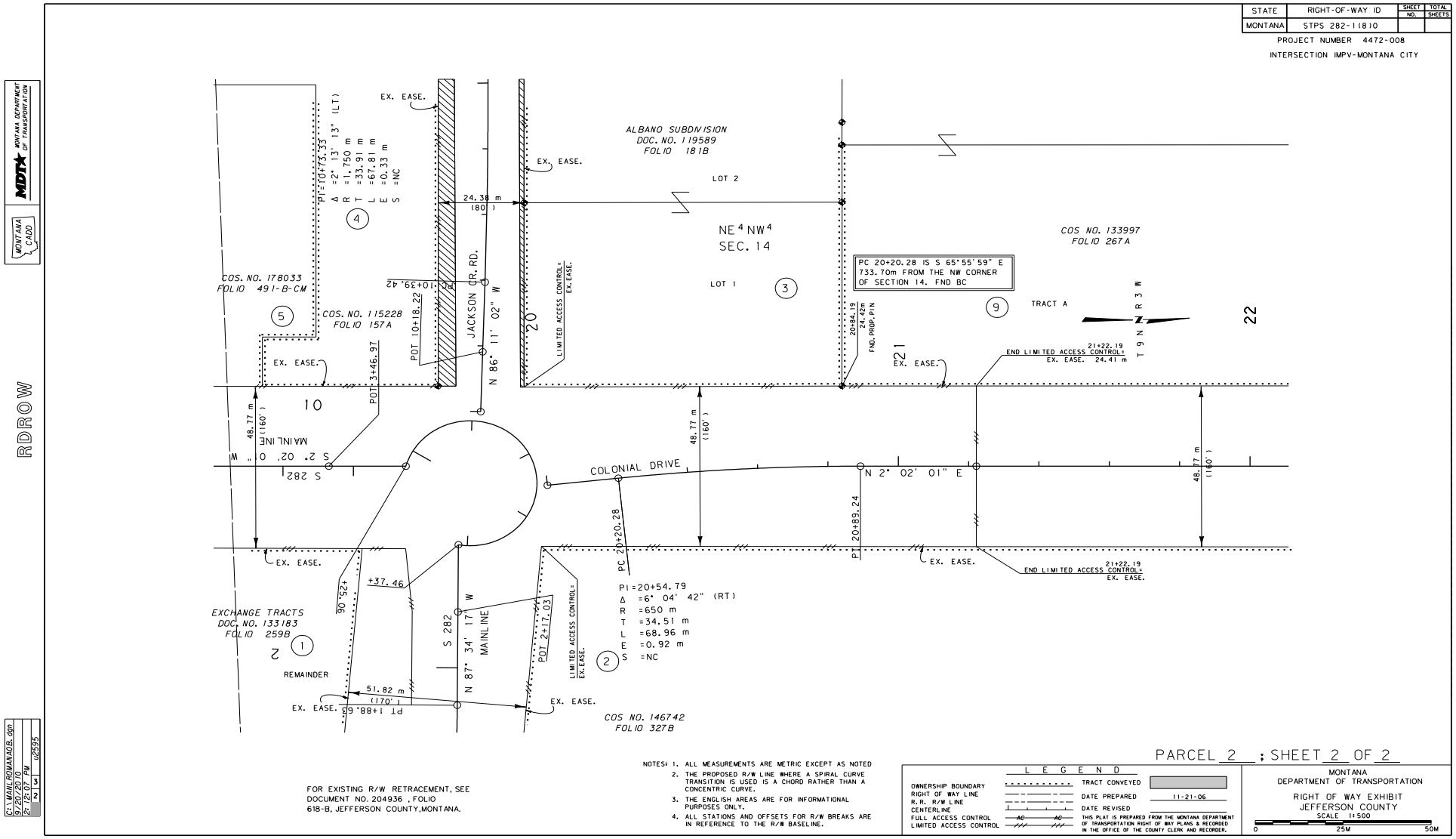
Revised: 9/30/10, 11/8/13



ACCESS CONTROL ONLY

FIGURE 19B

Revised: 9/30/10, 11/8/13



ACCESS CONTROL ONLY

FIGURE 19B (continued)

Revised: 3/8/07, 6/30/08, 7/1/09, 9/30/10, 11/8/13

Montana Department of Transportation
Right-of-Way Bureau
PO Box 201001
Helena, MT 59620–1001

ROW\Forms\Pln\521 Revised 11/06/09

State of Montana
Department of Transportation
Right-of-Way Bureau
2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001

R/W ID: STPS 422-1(13)0 Parcel No.: 10 County: Gallatin
Designation: Hwy Jct 94 – North
Project No.: 4892-013

Bargain and Sale Deed

This Deed, made this _____ day of _____, 20___, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, **witnesses that,**

Jerry A. Miller
49 Sellersville Lane
Jollio, MT 59432

does hereby **grant, bargain, sell** and **convey** to the **Montana Department of Transportation** the following-described real property:

Parcel No. 10 on Montana Department of Transportation Project STPS 422-1(13)0, as shown on the Right-of-Way plan for said project recorded in the office of the County Clerk and Recorder of Gallatin County, Montana. Said parcel is also described as a tract of land within Tract F of Certificate of Survey No. 1462, situated in U.S. Government Lot 4 (sometimes referred to as the SW¼SW¼) of Section 19, Township 1 South, Range 5 East, P.M.,M., Gallatin County, Montana, as shown by the shaded area on the plat, consisting of 1 sheet, attached hereto and made a part hereof, containing an area of 0.675 ha (1.67 acres), more or less, including 0.307 ha (0.76 acre), which constitute a part of an existing public highway.

ALSO, the Grantor hereby conveys to the Montana Department of Transportation all rights of ingress and egress over and across the limited access control line shown on said attached plat.

Grantor reserves the right of reasonable access to and from the adjacent property of the Grantor.

It is expressly intended and agreed that these covenants, burdens, and restrictions shall run with the land and shall forever bind the Grantor, his heirs, successors and assigns.

LIMITED ACCESS CONTROL WITH R/W

Access control projects require different deed inserts because of specific access control language. SEE SECTION 25-2.3

Figure 20B

Revised: 3/8/07, 6/30/08, 7/1/09, 9/30/10, 11/8/13

Bargain and Sale Deed Parcel No.: 10
R/W ID: STPS 422-1(13)0
Designation: Hwy Jct 94 – North

Excepting and reserving to Grantor(s), however, all gas, oil and minerals 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 damaged. This exception and reservation does not include sand, gravel and other road building materials, which are conveyed by this Deed.

Further excepting and reserving unto the Grantor(s), his heirs, 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 therein, save and except groundwater for the use, benefit and purposes of the Grantee(s).

To have and to hold the above-described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the Montana Department of Transportation, and to its successors and assigns forever.

This Deed was executed on the date of its last acknowledgment.

_____ _____

_____ _____

State of _____)
)
County of _____)

This instrument was acknowledged before me on _____
(date)
by _____
(Grantor(s))

_____
Notary Signature Line

_____
(Seal) Notary Printed Name

Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ / 20__ __

State of _____)
)
County of _____)

This instrument was acknowledged before me on _____
(date)
by _____
(Grantor(s))

_____
Notary Signature Line

_____
(Seal) Notary Printed Name

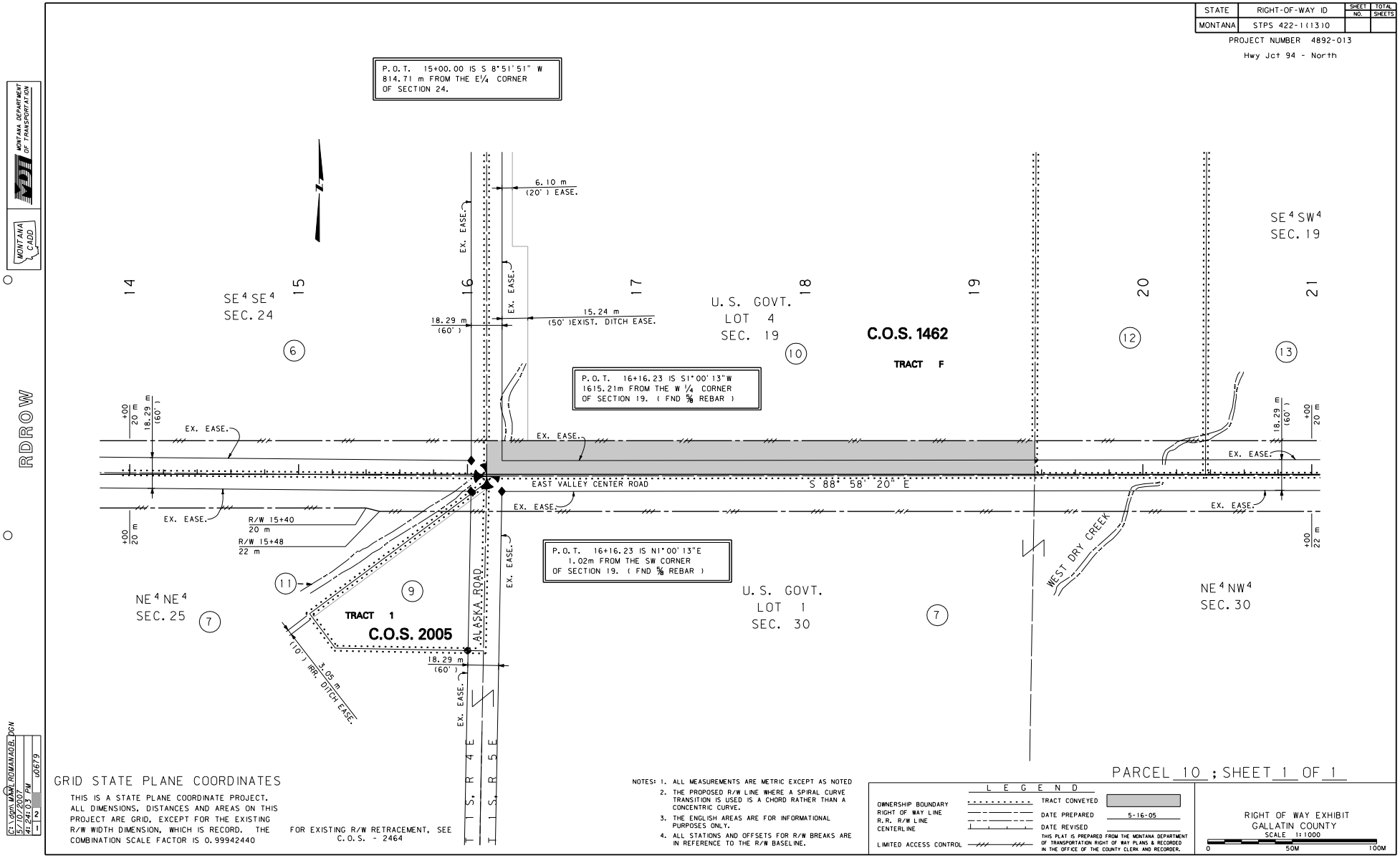
Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ / 20__ __

Recording Information

LIMITED ACCESS CONTROL WITH R/W

Figure 20B (continued)

Revised: 3/8/07, 9/30/10, 11/8/13



LIMITED ACCESS CONTROL WITH R/W

FIGURE 21B

Revised: 9/30/10, 11/8/13

Montana Department of Transportation
Right-of-Way Bureau
PO Box 201001
Helena, MT 59620–1001

ROW\Forms\Pln\520 Revised 11/06/09

State of Montana
Department of Transportation
Right-of-Way Bureau
2701 Prospect Avenue
PO Box 201001
Helena, MT 59620-1001

R/W ID: IM-MT 15-4(107)193 Parcel No.: 64 County: Lewis & Clark
Designation: Custer Interchange - Helena
Project No.: 5588-107-000

Bargain and Sale Deed

This Deed, made this _____ day of _____, 20___, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration now paid, the receipt of which is acknowledged, **witnesses that,**

Happy Day Retirement Association, Inc.
formerly known as Happy Day Retirement Association
PO Box 9999
Sunshine, MT 59456

does hereby **grant, bargain, sell** and **convey** to the **Montana Department of Transportation** the following-described real property:

Parcel No. 64 on Montana Department of Transportation Project IM-MT 15-4(107)193, as shown on the Right-of-Way plan for said project recorded in the office of the County Clerk and Recorder of Lewis and Clark County, Montana. Said parcel is also described as a tract of land within Tract B-1 of Certificate of Survey No. 599630/B, situated in the NE¼SW¼ of Section 17, Township 10 North, Range 3 West, P.M.,M., Lewis and Clark County, Montana, as shown by the shaded area on the plat, consisting of 1 sheet, attached hereto and made a part hereof, containing an area of 26,339 sq. ft., more or less.
ALSO, the Grantor hereby conveys to the Montana Department of Transportation all rights of ingress and egress over and across the full access control line shown on said attached plat.

Grantors reserve the right of reasonable access to and from the adjacent property of the Grantors. Said reservation of reasonable access does not apply to full access control.

It is expressly intended and agreed that these covenants, burdens, and restrictions shall run with the land and shall forever bind the Grantor, its successors and assigns.

FULL ACCESS CONTROL WITH R/W

Access control projects require different deed inserts because of specific access control language. SEE SECTION 25-2.3

Figure 22B

Revised: 9/30/10, 11/8/13

Bargain and Sale Deed Parcel No.: 64
R/W ID: IM-MT 15-4(107)193
Designation: Custer Interchange - Helena

Excepting and reserving to Grantor(s), however, all gas, oil and minerals 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 damaged. This exception and reservation does not include sand, gravel and other road building materials, which are conveyed by this Deed.

Further excepting and reserving unto the Grantor(s), its 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 therein, save and except groundwater for the use, benefit and purposes of the Grantee(s).

To have and to hold the above-described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the Montana Department of Transportation, and to its successors and assigns forever.

This Deed was executed on the date of its last acknowledgment.

_____	as _____	of _____
(Signature)	(Type of Authority)	(Name of Entity)
_____	as _____	of _____
(Signature)	(Type of Authority)	(Name of Entity)
_____	as _____	of _____
(Signature)	(Type of Authority)	(Name of Entity)
_____	as _____	of _____
(Signature)	(Type of Authority)	(Name of Entity)

State of _____)
)
County of _____)

This instrument was acknowledged before me on _____
(date)
by _____
(name of person(s))
as _____
(type of authority, e.g., president, trustee, member, partner, etc.)
of _____
(name of entity on behalf of whom instrument was executed)

_____
Notary Signature Line

_____
Notary Printed Name

(Seal)

Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ / 20__ __

State of _____)
)
County of _____)

This instrument was acknowledged before me on _____
(date)
by _____
(name of person(s))
as _____
(type of authority, e.g., president, trustee, member, partner, etc.)
of _____
(name of entity on behalf of whom instrument was executed)

_____
Notary Signature Line

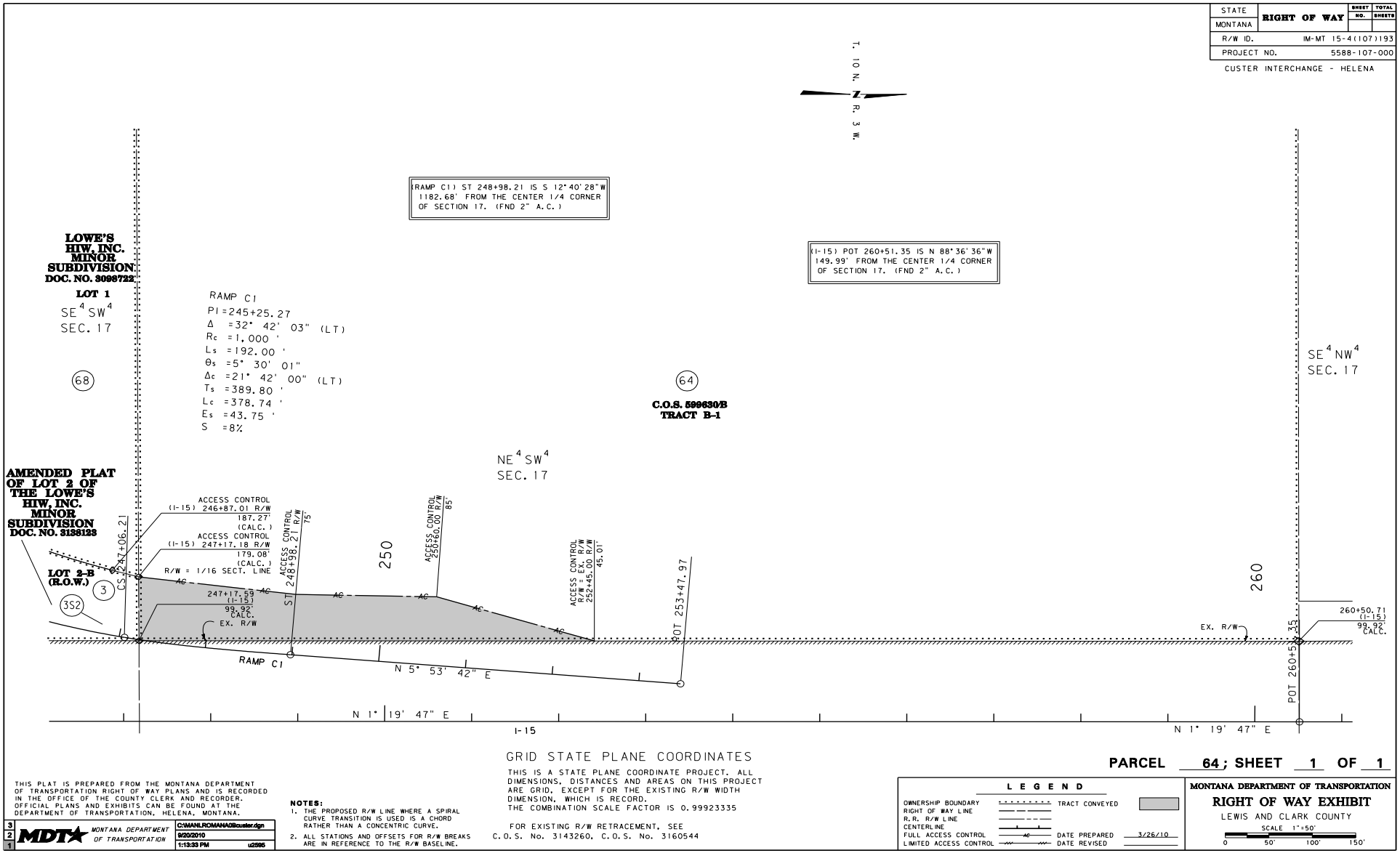
_____
Notary Printed Name

(Seal)

Notary Public for State of _____
Residing at: _____
My Commission Expires: _____ / _____ / 20__ __

FULL ACCESS CONTROL WITH R/W FIGURE 22B(CONTINUED)

Revised: 9/30/10, 11/8/13



GRID STATE PLANE COORDINATES

THIS IS A STATE PLANE COORDINATE PROJECT. ALL DIMENSIONS, DISTANCES AND AREAS ON THIS PROJECT ARE GRID, EXCEPT FOR THE EXISTING R/W WIDTH DIMENSION, WHICH IS RECORD. THE COMBINATION SCALE FACTOR IS 0.99923335

FOR EXISTING R/W RETRACEMENT, SEE C.O.S. No. 3143260, C.O.S. No. 3160544

PARCEL 64 ; SHEET 1 OF 1

THIS PLAT IS PREPARED FROM THE MONTANA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS AND IS RECORDED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER. OFFICIAL PLANS AND EXHIBITS CAN BE FOUND AT THE DEPARTMENT OF TRANSPORTATION, HELENA, MONTANA.

MDT MONTANA DEPARTMENT OF TRANSPORTATION

C:\MANLROMANA\Bcuster.dgn 9/20/2010 1:13:33 PM u2595

NOTES:
1. THE PROPOSED R/W LINE WHERE A SPIRAL CURVE TRANSITION IS USED IS A CHORD RATHER THAN A CONCENTRIC CURVE.
2. ALL STATIONS AND OFFSETS FOR R/W BREAKS ARE IN REFERENCE TO THE R/W BASELINE.

LEGEND

OWNERSHIP BOUNDARY — TRACT CONVEYED
RIGHT OF WAY LINE
R.R. R/W LINE
CENTERLINE
FULL ACCESS CONTROL — AC — DATE PREPARED 3/26/10
LIMITED ACCESS CONTROL — DATE REVISED

MONTANA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY EXHIBIT
LEWIS AND CLARK COUNTY
SCALE 1"=50'
0 50' 100' 150'

FULL ACCESS CONTROL WITH R/W

FIGURE 23B