CITY OF SIDNEY, EXEMPTION AND CERTIFICATE OF SURVEY EXAMINATION APPLICATION FORM:

	Name of Owner, if applicable: Namette and Paul Ruffatto Pho	ne: <u>406-480-0866</u>					
	Address: 503 3 rd Ave SW City: Sidney State:	MT Zip: <u>59270</u>					
	Name of Owner, if applicable: Victorino William Daleon Perez	Phone: <u>406-478-2155</u>					
ē	Address: 306 5th St NW City: Sidney State: M	Zip: <u>59270</u>					
	Surveyor/Engineer: Lee Hurst for Donnie Duncan Phone: _4	106-482-6606					
	Address: 333 10 th Ave SE City: Sidney S	tate: MT Zip: 59270					
	Parcel Description: East 74 feet of North 50 feet measured along 1st Addition to Sidney; and the North 50 feet measured along the feet in Block A of Kenoyer's 1st Addition						
	Type of Exemption Used: <u>Boundary Line Adjustment</u>						
	Legal Description: East 74 feet of North 50 feet measured along 1 st Addition to Sidney; and the North 50 feet measured along the feet in Block A of Kenoyer's 1 st Addition	Legal Description: <u>East 74 feet of North 50 feet measured along the East line of Block A of Kenoyer's</u> 1st Addition to Sidney; and the North 50 feet measured along the East line, less and except the East 74 feet in Block A of Kenoyer's 1st Addition					
	Parcel Total Size: 6,631 sq ft Number of Lots: 2	Required Fee:					
	Existing Zoning: R-3 Multiple Family Residential Proposed Zoni						
	Existing Use: Single Family Residential						
	Any additional comments: During a pin locate for the Ruffatto's it was discovered that the house of Mr. Perez was on or over the existing property line. The Ruffatto's have agreed to adjust their						
	boundary 4 feet to give Mr. Perez a little room around his house.						
	Y	CTORINOWILLIAMP, PEREZ					
	Landowner Signature La	andowner-Printed Name					
	Landowner Signature	Paul Ruffatto andowner-Printed Name					
	Landowner Signature La	andowner-Printed Name					
	Hurst	LEE HURST					
-	Surveyor Signature Signature	urveyor-Printed Name					

CITY OF SIDNEY, EXEMPTION AND CERTIFICATE OF SURVEY EXAMINATION APPLICATION FORM:

For Office Use:	
Submittal Date:	
Were the required documents and examination fee submitted:	
Examined by:	

Return to:

Cresap & Armstrong, P.C. 104 Second Avenue SW Sidney, Montana 59270

PAGE: 203 Pages: 1 543253 BOOK: 150 DEEDS STATE OF MONTANA RICHLAND COUNTY RECORDED: 07/03/2007 4:57 KOI: QCD PENNI D. LEWIS CLERK AND RECORDER FEE: \$7.00 BY: WOWN! VW.
TO: CRESAP & ARMSTRONG 104 PHD AVE SW, SIDNEY,

OUIT CLAIM DEED

day of July, 2007, between NANETTE RUFFATTO, THIS INDENTURE, made the _ of 503 Third Avenue SW, Sidney, Montana 59270, Grantor, and NANETTE RUFFATTO and PAUL RUFFATTO, 503 Third Avenue SW, Sidney, Montana 59270, as joint tenants with the right of survivorship, Grantee;

WITNESSETH, that Grantor for and in consideration of the sum of One and No/100 and other valuable consideration----Dollars (\$1.00 ovc) lawful money of the United States of America to the Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, does hereby convey, remise, release and forever quitclaim unto the said Grantees, AS JOINT TENANTS AND TO THE SURVIVOR OF SAID NAMED JOINT TENANTS, (and not as tenants in common) and to the heirs and assigns of such survivor forever, subject to the reservations and exceptions hereinafter made, all of her right, title and interest in the following described real estate, situated in the City of Sidney, Richland County, State of Montana, to-wit:

The East 74 feet of the North 50 feet measured along the East Line of Block A of Kenoyer's First Addition to Sidney, Montana, according to the official plat thereof on file in the office of the Clerk and Recorder of Richland County, Montana.

TOGETHER with all the tenements, hereditaments, and appurtenances improvements, fixtures, or structures thereto belonging, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, real property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in or to the said premises and every part and parcel thereof.

TO HAVE AND TO HOLD, all and singular the said premises, with the appurtenances unto the said Grantees, as joint tenants with right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named joint tenants forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year first hereinbefore written.

Namette Fullatto

STATE OF MONTANA

SS.

COUNTY OF RICHLAND)

On this 3rd day of July, 2007, before me, the undersigned, a Notary Public for the State of Montana, personally appeared NANETTE RUFFATTO, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

Lee E. Armstrong

Notary Public for the State of Montana

Residing at Sidney, Montana

My commission expires 12-31-2007

Return to:

Cresap & Armstrong, P.C. 104 Second Avenue SW Sidney, Montana 59270 543243 BOOK: 150 DEEDS . PAGE: 196 Pages: 2

STATE OF MONTANA RICHLAND COUNTY

RECORDED: 07/03/2007 3:01 KOI: TERM JT

PENNI D. LEWIS CLERK AND RECORDER
FEE: \$14.00 BY: MONG DOLLM

TO: CRESAP & ARMSTRONG 104 AND AVE SW, SIDNEY, MT 59270

TERMINATION OF JOINT TENANCY

NANETTE RUFFATTO is the daughter and joint tenant of the decedent, James Louis Norden, who died June 15, 2006, as is evidenced by the attached Richland County, Montana Certification of Death Certificate, and as such, is the sole owner of the following described real property situated in Richland County, Montana:

East 74 feet of the North 50 feet measured along the East Line of Block A of Kenoyer's First Addition to Sidney, Montana, according to the plat thereof on file in the office of the Clerk and Recorder of Richland County, Montana.

NANETTE RUFFATTO, surviving daughter of James Louis Norden, of 503 Third Ave. SW, Sidney, Montana 59270

STATE OF MONTANA) : ss

COUNTY OF RICHLAND)

On this 3 day of July, 2007, personally appeared before me, NANETTE RUFFATTO, who signed the within instrument and duly acknowledged to me that she executed the same.

Lee E. Armstrong

Notary Public for the State of Montana

Residing at Sidney, Montana

My commission expires: 12-31-2007

CERTIFICATION OF VITAL RECORD.

RICHLAND COUNTY

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Name:

Victorino William Daleon Perez

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STATE OF MONTANA RICHLAND COUNTY

Address:

306 5th Street SW Sidney, MT 59270

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TO VICTORINO WILLIAM DALEON PEREZ 306 5TH ST SW, SIDNEY, MT 59270

File No.:

S22-0086

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is acknowledged the undersigned, Garrett A. Mullet, whose address is 110 North 49th Ave, Greeley, CO 80634, GRANTOR(S) do/does hereby grant, bargain, sell and convey unto:

Victorino William Daleon Perez 306 5th Street SW Sidney, MT 59270

GRANTEE(S), his/her/their heirs and assigns, the following described premises in Richland County and State of Montana:

North 50 feet measured along the East line, LESS AND EXCEPT the East 74 feet in Block A of Kenoyer's First Addition to Sidney, Montana, according to the plat thereof on file in the office of the Clerk and Recorder of Richland County, Montana.

Deed Reference: A158/525

TO HAVE AND TO HOLD the said premises, with its appurtenances and easements apparent or of record, unto the said GRANTEE(S), his/her/their heirs and assigns, forever. And the said GRANTOR(S) do/does hereby covenant to and with the said GRANTEE(S), that the GRANTOR(S) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances except for current years taxes, levies, and assessments and except U.S. Patent reservations, restriction, easements of record, and easements visible upon the premises, and the GRANTOR(S) will warrant and defend the same from all lawful claims whatsoever.

SUBJECT TO:

- 1. All reservations, exceptions, covenants, conditions and restrictions of record and in patents from the United States or the State of Montana;
- 2. All existing easements, rights of way and restrictions apparent or of record:
- 3. Taxes and assessments for the current year and subsequent years;
- 4. All prior conveyances, leases or transfers of any interest in minerals, including oil, gas and other hydrocarbons; and
- 5. Building, use, zoning, sanitary, and environmental restrictions.

GRANTOR(S) covenant with GRANTEE(S) that GRANTOR(S) are now seized in fee simple absolute of said premises; that GRANTOR(S) have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that GRANTEE(S) shall enjoy the same without any lawful disturbance; that GRANTOR(S) will, on demand, execute and deliver to GRANTEE(S), at the expense of GRANTORS, any further assurance of the same that may be reasonably required; and, with the exceptions set forth above, that GRANTOR(S) warrant to GRANTEE(S) and will defend for him/her all

the said premises against every person lawfully claiming all or any inte	rest in same.
DATED this 31st day of March , 2022.	
Garrett A. Mullet	
State of	me, and/or identified to me on the
Printed Name: Ryon M. DeBey Notary Public in and for the State of Colorado Residing at Velis Farge Bank N.A. My commission expires: 02/05/2025	BYAN M. DEBEY INSTRAT PUBLIC STATE OF COLORADO NOTARY ID 20214004930 MY COMMISSION EXPIRES FEBRUARY 05, 2025