

FINAL PLAT OF MAYO SUBDIVISION

LOCATED IN SW1/4SE1/4 OF
SECTION 30, T23N, R59E, P.M.M.
CITY OF SIDNEY, RICHLAND COUNTY, MT.

CERTIFICATE OF PROPERTY OWNERS
We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots as shown by the plat hereto annexed, the following described land in Sidney, Montana, to-wit:

OLD DESCRIPTION
Block 2 and 3 of Hilltop Enterprises Subdivision and Tract 1 of Certificate of Survey 27-816, located in SW1/4SE1/4 of Section 30, T23N, R59E, P.M.M. Sidney, Montana.

Said above described land contains 13.29 acres, more or less.

CERTIFICATE OF DEDICATION
We, the undersigned property owners, do hereby certify that we have caused to be surveyed, subdivided and platted into lots, blocks, streets, and alleys, as shown by the plat hereto annexed, the following described land in Sidney, Montana, to-wit:

Mayo Subdivision located in SW1/4SE1/4 of Section 30, T23N, R59E, P.M.M., City of Sidney, Richland County, Montana.

The above described tract of land is to be known and designated as MAYO Subdivision and the lands included in all streets, avenues, alleys, and parks or public squares shown on said plat are hereby granted and donated to the use of the public forever.

Said above described land contains 13.29 acres, more or less.
We certify that this division of land is located within the jurisdictional areas that have adopted growth policies pursuant to Chapter 1 or within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided and is therefore excluded from DEQ review in accordance with Section 76-4-125(2)(d), MCA.

We also certify in accordance with Section 7-22-2116 MCA "It is unlawful to permit noxious weeds to propagate. It is unlawful for any person to permit any noxious weed to propagate or go to seed on his land, except that any person who adheres to the noxious weed management program of his district or who has entered into and is in compliance with a noxious weed agreement is considered to be in compliance with this section."

The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water, or sewer service to the public, the right to join use of an easement for the construction, maintenance, repair, and removal of their lines and other facilities in, over, under and across each area designated on this plat as 'Utility Easement' to have and hold forever.

The undersigned hereby grants unto the City of Sidney drainage easements and the right to the joint use of an easement for maintenance and repair in, over, under and across each area designated on this plat as 'Drainage Easement' to have and hold forever.

Donald Franz
Donald Franz

Dated this 2nd day of October, 2012.

State of Montana ss.
County of Richland

On this 1st day of October, 2012, before me, the undersigned a Notary Public for the State of Montana, personally appeared Donald Franz known to me to be the persons that executed the same.

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

Wendy S. Johnson
Wendy S. Johnson
Notary Public
SEAL

CERTIFICATE OF PLAT APPROVAL - CITY
The Council of the City of Sidney, Montana, does hereby certify that it has examined the attached plat and having found the same to conform to law, approves it.

On this 1st day of October, 2012.

Donald Franz
Donald Franz
Mayor
City Clerk

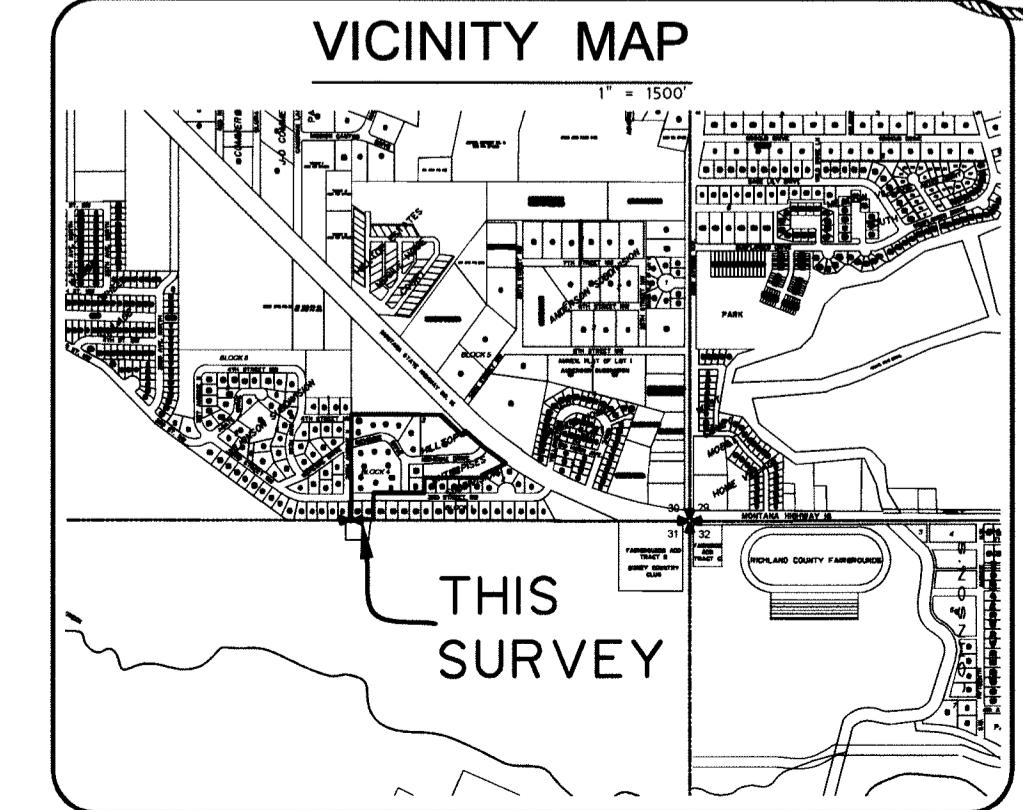
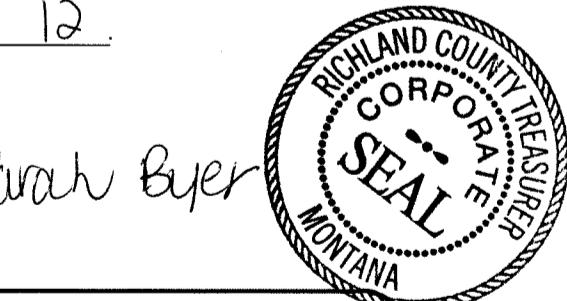
CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-111(b), MCA, that all real property taxes assessed and levied on the land described herein and encompassed by the proposed Mayo Subdivision have been paid.

Dated this 3rd day of October, 2012.

Tax Statement No. 1139, 1314, 4448, 6078

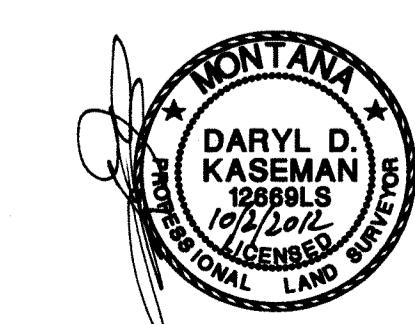
Sandra Christensen by Sarah Byer
Sandra Christensen by Sarah Byer
Richland County Treasurer



SURVEYOR'S CERTIFICATE
I, Daryl D. Kaseman, a Professional Land Surveyor, licensed in the State of Montana, do hereby certify that the survey shown on the attached Mayo Subdivision was performed by me, under my supervision or by or under the supervision of other professional land surveyors employed by Interstate Engineering. The field survey was performed in May 2012, at the request of Donald Franz; and the monuments found and set are of the character shown thereon. This plat does not represent a complete title search.

Dated this 2nd day of OCTOBER, 2012.

Daryl D. Kaseman
Daryl D. Kaseman, Montana Registration No. 12669LS
Interstate Engineering, Inc.
P.O. Box 648, Sidney, Montana 59270



BEARING BASIS
N00°03'47"E ON THE WEST BOUNDARY OF
MAYO SUBDIVISION AS SHOWN HEREON.

JH



STATE OF MONTANA	COUNTY OF	FILED FOR RECORD THIS	DAY OF	2012	A.D.
30	23N	59E	ENV #	719A	
S73095 MISC FILE Pages: 23 STATE OF MONTANA RICHLAND COUNTY RECORDED: 10/12/2012 11:37 KOT: MAP STEPHANIE VERNASSETT CLERK AND RECORDER FEE: \$20.00 BY: <i>Renae Young</i>					
AMENDED PLAT NUMBER: <i>1</i>					

LEGEND

- 1/4 SECTION CORNER - SET AS NOTED
- SECTION CORNER - SET AS NOTED
- SECTION CORNER - FOUND AS NOTED
- SET REBAR WITH ORANGE PLASTIC CAP 12669 LS
- FOUND MONUMENT - AS NOTED

SCALE

60 0 60 120
scale 1" = 60' feet

REVISION NO.	DATE	BY	DESCRIPTION
Q32012 04/09 AM 10:00 min			

REVISION NO.	DATE
31-LOT SUBDIVISION SEC. 30, T23N, R59E, P.M.M. SIDNEY, MONTANA	Project No.: S11-04-029 Oct 2011
DRAWN BY: J.D.M.	CHECKED BY: D.D.K.

Interstate Engineering, Inc.
P.O. Box 648
425 East Main Street
Sidney, Montana 59270
Fax (406) 433-5618
www.interstateinc.com
Other offices in Missoula, North Idaho and South Dakota

INTERSTATE
ENGINEERING
Professionals you need, people you trust

AMENDED PLAT OF LOTS 6 & 7 OF BLOCK 3 OF THE FINAL PLAT OF MAYO SUBDIVISION

SECTION 30, T23N, R59E, P.M.M.
CITY OF SIDNEY, RICHLAND COUNTY, MONTANA

OLD DESCRIPTIONS

That portion of Block 3 of the Final Plat of Mayo Subdivision, according to the final plat thereof filed in the office of the Clerk and Recorder of Richland County, Montana, to-wit:

Lots 6 & 7 of Block 3 of the Final Plat of Mayo Subdivision, according to the final plat thereof filed in the office of the Clerk and Recorder of Richland County, Montana, as Document No. 573095, Section 30, T23N, R59E, P.M.M.

NEW DESCRIPTION

Lot 6A of the Amended Plat of Lots 6 & 7, Block 3, of the Final Plat of Mayo Subdivision, located within Section 30, T23N, R59E, P.M.M., City of Sidney, Richland County, Montana.

PROPERTY OWNERS CERTIFICATE

We hereby certify that the purpose of this survey is the aggregation of parcels or lots when a certificate of survey or subdivision plat shows that the boundaries of the original parcels have been eliminated and the boundaries of a larger aggregate parcel are established and is therefore exempt from review under MCA 76-3-207(1)(f), and that any restriction and condition of approval on the subdivision and platted lots continues to apply.

We also hereby certify that this Amended Plat will not cause approved facilities to violate any conditions of approval, and will not cause exempt facilities to violate any conditions of exemption. Therefore, this survey is exempt from review by the Department of Environmental Quality pursuant to section 17-36-605(2)(b)(ii).

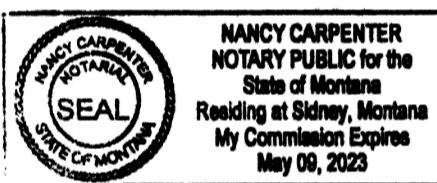
Roger L. Byer
Roger L. Byer

State of MONTANA)
County of RICHLAND)
SS

On this 31st day of MAY, 2019, before me, the
undersigned a Notary Public for the State of MONTANA
personally appeared Roger L. Byer known to me to be the persons
that executed the same.

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

Nancy Carpenter
Notary Public



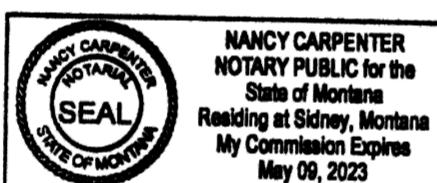
Kim L. Hermanson
Kim L. Hermanson

State of MONTANA)
County of RICHLAND)
SS

On this 31st day of MAY, 2019, before me, the
undersigned a Notary Public for the State of MONTANA
personally appeared Kim L. Hermanson known to me to be the persons
that executed the same.

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

Nancy Carpenter
Notary Public

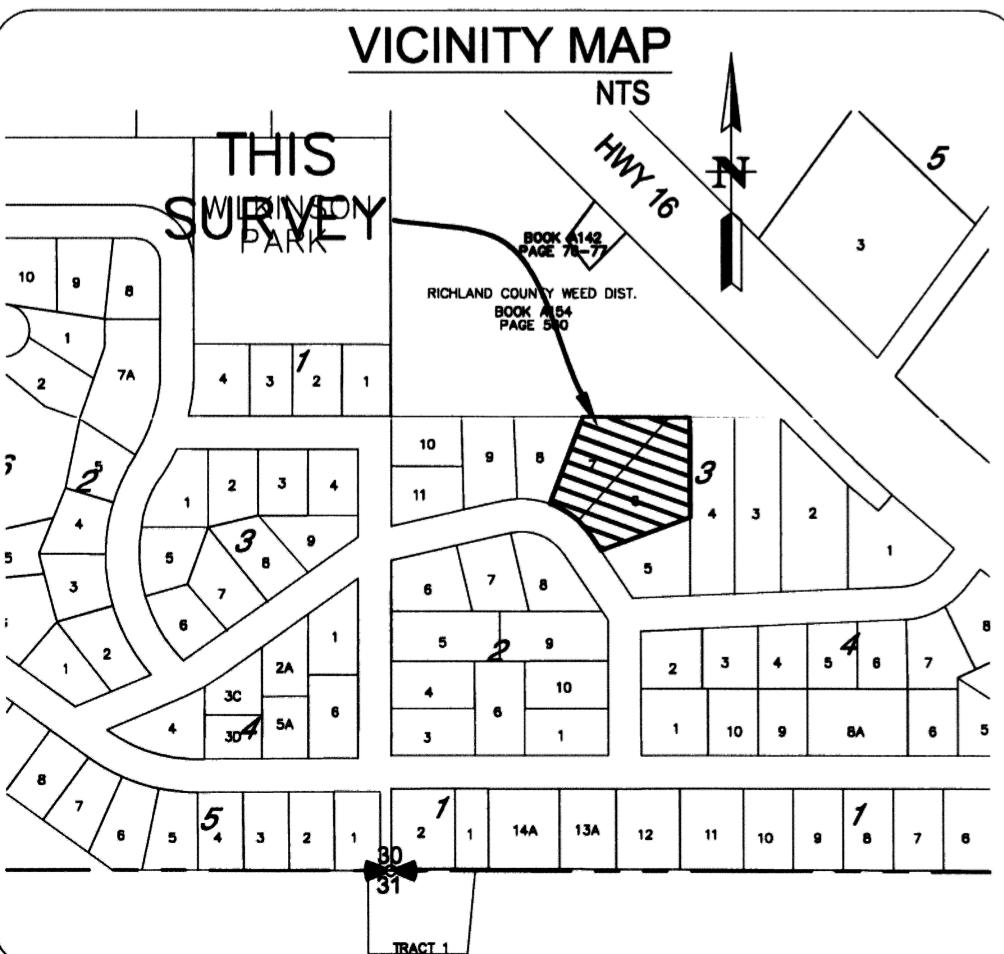
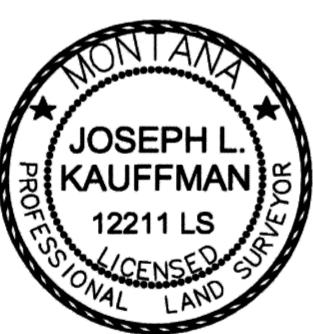


SURVEYOR'S CERTIFICATE

I, Joseph L. Kauffman, a Professional Land Surveyor, licensed in the State of Montana, do hereby certify that the survey shown on the attached Amended Plat was performed by me or under my direct supervision at the request of Roger Byer. The field survey was performed in May 2011 and the monuments found and set are of the character shown thereon. This Amended Plat does not represent a complete title search.

Dated this 1st day of May, 2019.

Joseph L. Kauffman
Joseph L. Kauffman, Montana License No. 12211LS



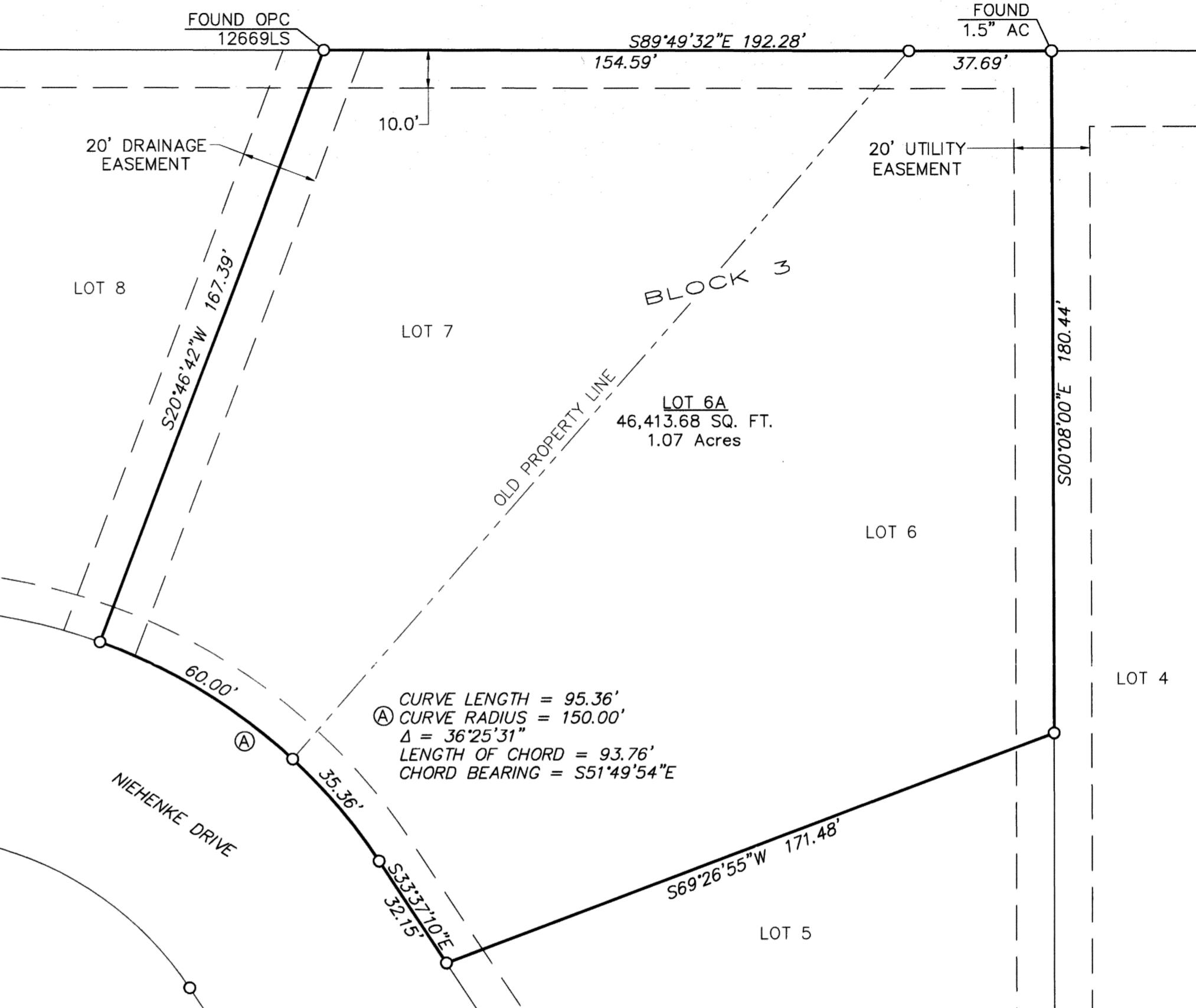
CITY OF SIDNEY PLANNER
Dated this 3 day of June, 2019.

Forrest Sanderson
Forrest Sanderson
by Forrest Sanderson

REFERENCE:

- Warranty Deed filed as Document No. 592884 in Book A161, Page 191
- Warranty Deed filed as Document No. 599089 in Book A163, Page 477
- Final Plat of Mayo Subdivision, Document No. 573095.

BASIS OF BEARING
GPS derived bearing on a line from the Northwest corner of Lot 6A to the Northeast corner of Lot 6A, with a bearing of S89°49'32"E.



CERTIFICATE OF COUNTY TREASURER

I, Richland County Treasurer, do hereby certify that no real property taxes assessed and levied on the land to be amended is unpaid.

Tax Statement No. 8217 + 8218

Dated this 6 day of June, 2019.

Sandra L. Christensen
Richland County Treasurer
Sandy M. M. Deputy
By:



CERTIFICATE OF PLAT APPROVAL - CITY
The Council of the City of Sidney, Montana, does hereby certify that it has examined the attached plat and having found the same to conform to law, and approves it.

31st day of May, 2019.

Jessica Rodriguez
City Clerk

Rick T. Foley
Mayor

FOR: RICHLAND COUNTY RECORDER

Env # 614 B

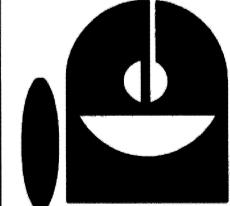
SEC.	T.	R.
30	23N	59E

SCALE

30 0 30 60

scale: 1" = 30 feet

603509 MISC FILE Pages: 1
STATE OF MONTANA RICHLAND COUNTY
RECORDED: 06/06/2019 9:27 KOI: MAP
STEPHANIE VERHASSELT CLERK AND RECORDER
FEE: \$5.00 BY: **COPY**
TO:



AFTER RECORDING RETURN TO:

Roger Byer & Kim Hermanson
108 2nd St NE
Sidney, MT 59270

BOOK A 165 PAGE 772

605832 BOOK: 165 DEEDS PAGE: 772 Pages: 2
STATE OF MONTANA RICHLAND COUNTY
RECORDED: 01/14/2020 3:24 KOI: W.D.
STEPHANIE VERHASSELT CLERK AND RECORDER
FEE: \$14.00 BY: Caroline Gates
TO: ROGER BYER & KIM HERMANSON 108 2ND ST NE, SIDNEY, MT 59270

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt of which is acknowledged, the undersigned, **Roger L. Byer & Kim L. Hermanson** Grantor, hereby grants unto, **Roger L. Byer & Kim L. Hermanson as Joint Tenants with Right of Survivorship** whose address is 108 2nd St. NE, Sidney, MT 59270, to the Grantor's fee simple interest in the real property situated in Richland County, Montana, (which is all of Grantor's interest in said property) and more particularly described as follows:

Lot 6A of Amended Plat of Lots 6 & 7 of Block 3 of the Final Plat of Mayo Acres, filed for record in the Clerk and Recorder's Office on June 6, 2019 at 9:27 AM, Document Number 603509 and being a tract of land located in Section 30, Township 23 North, Range 59 East, Richland County, Montana Principle Meridian.

TO HAVE AND TO HOLD said premises and real property, together with all tenements, hereditaments, and appurtenances thereto belonging or otherwise appertaining, including all buildings, fences, water and water rights, ditches and ditch rights, and all improvements unto the Grantees forever, and the Grantor hereby does covenant to and with the Grantees that he is the owner in fee simple of the premises and real property, that it is free from all encumbrances, subject to the following:

- (a) All existing easements, rights of way, reservations, restrictions, covenants and conditions of record and as evidenced in any reservations and exceptions contained in instruments of title to Grantor and his predecessors.
- (b) Reservations and exceptions in patents from the United States or the State of Montana.
- (c) Taxes and assessments for 2019 and subsequent years.

EXCEPT with reference to the items referred to in the foregoing paragraphs, this Deed is given the usual covenants expressed in §30-11-110, Montana Code Annotated.

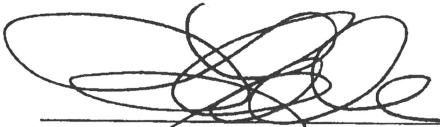
Dated this 14 day of January, 2020


Roger L. Byer


Kim L. Hermanson

STATE OF Montana)
County of Richland)ss.

This instrument was acknowledged before me, a Notary Public on the 14 day of Jan., 2019, personally appeared Roger L. Byer and Kim L. Hermanson and is known to me or proved to me on an oath of Drivers license, to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



(Signature of Notary Public)

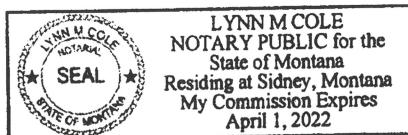
Lynn M. Cole

(Printed or Typed Name of Notary Public)

Notary Public for the State of MT

Residing at: Sidney

My Commission Expires: 4/1/2022



WHEN RECORDED RETURN TO

Name	Roger L Byer	616836 BOOK 170 DEEDS PAGE 329 Pages 2
Address	2711 Niehenke Drive	STATE OF MONTANA RICHLAND COUNTY
	Sidney, MT 59270	RECORDED 01/04/2023 2 39 KOI W D
		STEPHANIE VERHASSELT CLERK AND RECORDER
File No	S22-0441	FEE \$16 00 BY <u>Roger L Byer</u> TO ROGER L BYER 2711 NIEHENKE DR SIDNEY MT 59270

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is acknowledged the undersigned, Mayo Acres LLC, whose address is PO Box 787, Sidney, MT 59270, GRANTOR(S) do/does hereby grant, bargain, sell and convey unto

Roger L Byer
2711 Niehenke Drive
Sidney, MT 59270

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

Lot 8 of Block 3 of the Mayo Subdivision, according to the final plat thereof filed in the office of the Clerk and Recorder of Richland County, Montana, as Document No 573095

Deed Reference A156/458

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 interest in same

DATED this 30th day of December, 2022

Mayo Acres LLC

Arlon W Franz
Arlon W Franz
Member

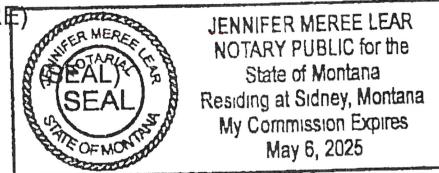
State of Montana
County of Richland

On this 30th day of December, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Arlon W Franz, Member of Mayo Acres LLC, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same

WITNESS MY HAND AND OFFICIAL SEAL

Jennifer M. Lear
Printed Name Jennifer Meree Lear
Notary Public in and for the State of Montana
Residing at Sidney, Montana
My commission expires May 6, 2025

(SIGNATURE)



JENNIFER MEREE LEAR
NOTARY PUBLIC for the
State of Montana
Residing at Sidney, Montana
My Commission Expires
May 6, 2025

WHEN RECORDED RETURN TO

Name Windsong Contracting, LLC

Address 13683 Mulberry Loop
Williston, ND 58801

File No S22-0208

614783 BOOK 169 DEEDS PAGE 470 Pages 2
 STATE OF MONTANA RICHLAND COUNTY
 RECORDED 07/07/2022 3 42 KOI W D
 STEPHANIE VERHASSELT CLERK AND RECORDER
 FEE \$16 00 BY Jennifer Gravos
 TO WINDSONG CONTRACTING LLC 13683 MULBERRY LOOP WILLISTON ND

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is acknowledged the undersigned, Jennifer L Gravos and Weston M Bauer, whose address is 3531 Woodbury Park Drive South, Fargo, ND 58103, GRANTOR(S) do/does hereby grant, bargain, sell and convey unto

Windsong Contracting, LLC
13683 Mulberry Loop
Williston, ND 58801

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

Lot 9 of Block 3, of the Mayo Subdivision, according to the final plat thereof filed in the office of the Clerk and Recorder of Richland County, Montana, as Document No 573095

Deed Reference A169/214, A157/858

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 interest in same

DATED this 24 day of June, 2022



Jennifer L. Gravos

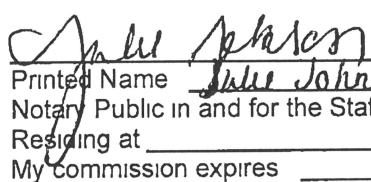


Weston M. Bauer

State of North Dakota
County of Cass

On this 24 day of June, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Jennifer L. Gravos and Weston M. Bauer, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same

WITNESS MY HAND AND OFFICIAL SEAL



Printed Name Julie Johnson (SIGNATURE)
Notary Public in and for the State of North Dakota
Residing at _____
My commission expires _____

