Return to: ~~epd~~ City Clerk's Office
~~Johnson, Berg & Saxby, PLLP~~ Po Box 1997
~~PO Box 3038~~ Kalispell, MT 59903
~~Kalispell, Montana 59901~~

DEED OF DEDICATION

The **FAIRWAY BOULEVARD TOWNHOUSES HOMEOWNERS ASSOCIATION, INC.** ("Association"), also known as **FAIRWAY BOULEVARD HOMEOWNERS ASSOCIATION**, a Montana nonprofit corporation, hereinafter Grantor, in consideration of One Dollar and other valuable consideration ($1.00), the receipt and sufficiency of which is hereby acknowledged, hereby conveys, remises, releases and forever quitclaims, and dedicates, without covenants or warranty whatsoever, unto the **CITY OF KALISPELL**, a municipal corporation, hereinafter Grantee, the following described premises in Flathead County, Montana, to wit:

See Exhibit A attached hereto and thereby made a part hereof.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging, and all the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said Grantors, of in or to the said premises and every part and parcel thereof.

This conveyance is authorized by 2/3 of the members of the Association as required by the Association's Declaration of Covenants, Conditions and Restrictions, as fully set forth in that certain Consent to Dedication dated February 11, 2019 and recorded as Document No. 201900002893.

TO HAVE AND TO HOLD, all and singular the said premises, with the appurtenances, unto the said Grantee, their successors and assigns.

DATED this ___1___-day of March, 2019.

FAIRWAY BOULEVARD TOWNHOUSES
HOMEOWNERS ASSOCIATION, INC.

By: _____
Leland Walbruch, President

Attest: _____
Jane Ann Gronley, Secretary

STATE OF MONTANA   )
) ss.
County of Flathead   )

This instrument was acknowledged before me on the 12th day of March, 2019, by LELAND WALBRUCH, as the President of Fairway Boulevard Townhouses Homeowners Association, Inc.

HAILEY MAGSTADT
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, Montana
My Commission Expires
November 01, 2020

_____
Notary Public for the State of Montana

STATE OF MONTANA
County of Flathead   )

This instrument was acknowledged before me on the 12th day of March, 2019, by JANE ANN GRONLEY, as the Secretary of Fairway Boulevard Townhouses Homeowners Association, Inc.

HAILEY MAGSTADT
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, Montana
My Commission Expires
November 01, 2020

_____
Notary Public for the State of Montana

EXHIBIT A

A strip of land being 28 feet wide, lying in the South 1/2 of the Northeast 1/4 of Section 6, Township 28 North, Range 21 West, P.M.,M., Flathead County, Montana, the centerline of which is described as follows:

Commencing at the East 1/4 Corner of Section 6, Township 28 North, Range 21 West;
Thence South 89°11'12" West 30.00 feet to the Westerly right of way of Whitefish Stage;
Thence along said Westerly right of way, North 00°05'12" East 341.64 feet and North 00°04°40" East 191.03 feet to the POINT OF BEGINNING of the centerline of the 28 foot wide strip herein described:
Thence South 88°00'00" West 440.00 feet to the beginning of a 500.00 foot radius curve to the right;
Thence Northwesterly along the curve through a central angle of 20°00'00" along an arc length of 174.53 feet;
Thence North 72°00'00" West 105.00 feet to the beginning of a 365.00 foot radius curve to the right;
Thence Northwesterly along the curve through a central angle of 29°15'00" along an arc length of 186.33 feet;
Thence North 42°45'00" West 517.00 feet to the beginning of a 103.00 foot radius curve to the left;
Thence Northwesterly and Southwesterly along the curve through a central angle of 167°00'00" along an arc length of 300.21 feet;
Thence South 29°45'00" East 380.00 feet to the beginning of a 115.00 foot radius curve to the left;
Thence Southeasterly along the curve through a central angle of 47°00'00" along an arc length of 94.34 feet;
Thence South 76°45'00" East 113.00 feet to the beginning of an 87.00 foot radius curve to the left;
Thence Northeasterly along the curve through a central angle of 61°00'00" along an arc length of 92.62 feet;
Thence North 42°15'00" East 131.98 feet to the end of the centerline herein described.