No. 639A—Highway Easement—(Revised 1954). BOUCHER MINNEAPOLIS

PREPARED BY _____
CHECKED BY ✓

HIGHWAY EASEMENT

5 of 505

Donald Ray Fuller and wife, Dorothy Kasper Fuller

Grantor....., of County of Olmsted *, Minnesota, for and in consideration of*

Two hundred ten - - - - - - - - - - - - - - - - - *Dollars* ($ 210.00)

receipt of which is hereby acknowledged,

hereby convey.....and warrant.....to the County of Olmsted grantee, for highway purposes, together with the unrestricted right to improve the same, free and clear of all incumbrances, the following described real estate in the County of Olmsted in the State of Minnesota:

All that part of the following described tract;
The west half (W½) of the southeast quarter (SE¼) of Section fifteen (Sec 15) township one hundred six north, range fifteen west (T106N-R15W), less the parcels to Gordon F. Broadwater, Lauren R. Stoppel and the following: The east ten (10.0) acres of the northwest quarter of the southeast quarter (NW¼SE¼) and the east thirty (30.0) acres of the southwest quarter of the southeast quarter (SW¼SE¼) and commencing at the south quarter (S¼) corner thence east two hundred eighty-seven and one tenth (287.1) feet, thence north one hundred seventy-eight and two tenths (178.2) feet , thence west one hundred thirty-two (132.0') feet, thence south nineteen and eight tenths (19.8) feet, thence west one hundred fifty-five and one tenth (155.1) feet, thence south to beginning; which lies within a distance of sixty (60.0) feet on the east side of the following described centerline of County State Aid Highway Number Three (CSAH #3);
From the south quarter (S¼) corner of Section twenty-two (Sec 22) township one hundred six north, range fifteen west (T106N-R15W) north along the quarterline thereof for two thousand six hundred twenty and thirty-one hundredths (2620.31) feet, thence deflect left eight minutes (0°08') for two thousand six hundred thirty-three and twenty-seven hundredths (2633.27) feet, thence deflect left seven minutes (0°07') for one hundred fifty-eight and four tenths (158.4) feet for a place of beginning of the centerline to be described.
Thence in a prolongation of the last described course for two thousand two hundred ten and forty-two hundredths (2210.42) feet and there terminating;
Containing one and four tenths (1.4) acre more or less in addition to the existing highways;
Together with the right to construct and maintain so long as County State Aid Highway Number Three (CSAH #3) shall be maintained in the above described location a backslope or embankment of approximately four to one (4:1) slope on the east side of the above described right of way as it runs over and across the above described tract. Said slope not to exceed a distance of fifteen (15.0) feet from the right of way line and the use by the County shall be restricted to and for the purpose hereinbefore described.

And the said grantor....., for himself, his ~~themselves, their~~ heirs, executors and assigns, do..... covenant never to cut, damage, destroy or remove any tree or shrub or other natural growth upon the hereinbefore described premises for the continuance of this easement, and does hereby grant and convey to the County of Olmsted all grasses, shrubs, trees and natural growth now existing on said lands or that may be hereafter planted or grown thereon.

And the said grantor....., for himself, his ~~themselves, their~~ heirs, executors and assigns do..... hereby release the County of Olmsted its successors and assigns, from all claims for any and all damages resulting to the lands through and across which the parcel of land hereby conveyed is located by reason of the location, grading, construction, maintenance, and use of a public highway over and upon and the removal of materials from the premises hereby conveyed and from the uses incident thereto, and the County of Olmsted shall have the right to use and remove all earth and other materials lying within the parcel of land hereby conveyed and the right to construct and maintain, upon the lands adjoining the parcel hereby conveyed, such portable snow fences during such months as weather conditions make necessary.

And the said grantor....., for himself, his ~~themselves, their~~ heirs, executors and assigns, do..... further convenant never to construct, erect, or maintain or allow or suffer any other person to construct, erect or maintain any sign or bill board or other advertising device upon the lands adjoining the parcel hereby conveyed, closer than one hundred (100) feet from the said premises unless a permit therefor in writing shall have first been obtained from the County of Olmsted

Dated this 2nd *day of* August *, 19* 66

In presence of:

Witness Arthur L. Halbleib / Donald Ray Fuller

Witness Donald D. Hanson / Dorothy Kasper Fuller

STATE OF MINNESOTA
County of Olmsted } ss.

On this 2nd day of August, 19 66, before me personally appeared

Donald Ray Fuller and Dorothy Kasper Fuller, his wife

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Delores L. Moline

DELORES L. MOLINE
Notary Public, Olmsted County, Minn.
My Commission Expires April 22, 1970

I hereby certify that the within easement will convey to the ..... for highway purposes a good title to the land therein described, free and clear of all incumbrances.

I further approve said easement as to form and execution.

April 16, 1970

Elton J. Hermanson
Asst County Attorney.
~~Assistant Attorney General.~~

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

3223305

PROOFED
GRANTOR
GRANTEE
TRACINGS
PAID
CHG. NAME
REV. NAME
MTG. CAN

STATE OF MINNESOTA
County of Olmsted } ss.
Office of Register of Deeds.

I hereby certify that the within instrument was filed for record in this office on the 20 day of April, 19 70 at 1 o'clock P. M., and that the same was duly recorded in Book S-3 of Misc on page 896

Harry N. Evenson
Register of Deeds.
By Carol M. Bake
Deputy.

POUCHER MANUFACTURING