S.P. 5507 (52=20) 902 *60-772 Par. 32

Form 25076 (8–69) **WARRANTY DEED - By Individual** Minn. Highway Dept.

THIS INDENTURE, Made February 2, **19** 70, **between**

John J. Sheehan and Dorothy M. Sheehan, his wife; and
James F. Sheehan and Helen T. Sheehan, his wife; all

of Olmsted **County, Minnesota, part** ies **of the first part, and the STATE OF MINNESOTA, party of the second part,**

WITNESSETH, That the said first part ies, **in consideration of the sum of** Two Thousand and 00/100 **Dollars ($** 2,000.00 **)**

to them **in hand paid by the said second party, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey unto the said second party, its successors and assigns, the tract of land in** Olmsted **County, Minnesota, described as follows: Subject to utility easements.**

All that part of the following described tract:

The northeast quarter of the southeast quarter (NE¼ SE¼) of section 28, township 106 north, range 13 west;

which lies within a distance of 75 feet northeasterly and 50 feet southwesterly of the following described line:

Beginning at a point on Line A described below, distant 310.5 feet southerly of its point of beginning; thence run westerly at right angles with said Line A for 88.6 feet; thence deflect to the right on a 10°00' curve (delta angle 22°00') for 220 feet; thence on tangent to said curve for 337.6 feet; thence deflect to the left on a 7°00' curve (delta angle 20°50') for 297.6 feet and there terminating

Line A. Beginning at a point on the east line of said section 28, distant 100 feet northerly of the east quarter corner thereof; thence run southerly along said east line for 100 feet; thence continue southerly on the last described course for 250 feet and there terminating;

State Deed Tax Due Hereon $ 4.40

together with a strip 25 feet in width adjoining and southwesterly of the above described strip: Beginning opposite a point on the first above described line, distant 500 feet northwesterly of its point of beginning (when measured along said line) and extending southeasterly to the east line of the above described tract;

also together with all that part of the above described tract adjoining and northerly of the first above described strip, which lies easterly of a line run parallel with and distant 125 feet westerly of Line A described above;

also together with a triangular piece adjoining and southerly of the second above described strip and westerly of the westerly boundary of the public road running along the east line of said section 28, which lies northeasterly of the following described line: Beginning at a point on the southerly boundary of the second above described strip, distant 100 feet westerly of its intersection with the westerly boundary of said public road; thence run southeasterly to a point on said westerly boundary, distant 100 feet southerly of said intersection;

containing 2.53 acres, more or less, in addition to the existing highways;

together with all right of access, being the right of ingress to and egress from all that part of the above described tract not acquired herein, to the above described triangular piece and to the last above described strip.



TO HAVE AND, TO HOLD THE SAME, Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said second party, its successors and assigns, Forever. And

John J. Sheehan and Dorothy M. Sheehan, his wife; and
James F. Sheehan and Helen T. Sheehan, his wife

said first part ies, for themselves, their heirs, executors and administrators, do covenant with the said second party, its successors and assigns, that they are well seized in fee of the lands and premises aforesaid, and have good right to sell and convey the same in manner and form aforesaid, and that the same are free from all encumbrances. Except utility easements.

And the above bargained and granted lands and premises, in the quiet and peaceable possession of the said second party, its successors and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, subject to encumbrances, if any, hereinbefore mentioned, the said first part ies will Warrant and Defend.

IN PRESENCE OF

Richard Sheehan
Quentin & Crough
James C. Walker
Quentin & Crough

John J Sheehan
Dorothy M. Sheehan
James F. Sheehan
Helen T. Sheehan

APPROVED
N. T. WALDOR
Commissioner of Highways
BY K. H. Brennan
Director of R/W Operations

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

On February 2, 1970, before me personally appeared John J. Sheehan and Dorothy M. Sheehan, his wife

to me known to be the person s described in and who executed the foregoing instrument, and being duly sworn acknowledged that the y executed the same as thier free act and deed.

Quentin I Crouch

QUENTIN I. CROUCH
Notary Public, Olmsted County, Minn.
My Commission Expires Sept. 13, 1973

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

On February 3, 1970, before me personally appeared James F. Sheehan and Helen T. Sheehan, his wife

to me known to be the person s described in and who executed the foregoing instrument, and being duly sworn acknowledged that the y executed the same as their free act and deed.

Quentin I Crouch

QUENTIN I. CROUCH
Notary Public, Olmsted County, Minn.
My Commission Expires Sept. 13, 1973

This Instrument was drafted by
Michael K. Mooney
Special Assistant Attorney General
Department of Highways
State Highway Building
St. Paul, Minnesota 55101

Approved as to form and execution

Special Assistant Attorney General

Dated

Return to: FINANCE
State Highway Building
St. Paul, Minn. 55101

Dept. of Highways
322622
Doc. No.
WARRANTY DEED
By Individual
PAID
REV. STAMP
MTG. TAX

To
STATE OF MINNESOTA

Office of the Register of Deeds:
State of Minnesota } ss.
County of Olmsted }

I hereby certify that the within Deed was filed in this office for record on the 2 day of May, 1970 at 2 o'clock P. M., and was duly recorded in Book 343 of Deeds page 86.

Mary Wegner
Register of Deeds.
By Mary Kayser Dep.

Taxes for the year 19__ on the land described within, paid this __ day of __, 19__

County Treasurer.
By __ Deputy.

Taxes paid and Transfer entered this 8th day of May, 1970

Ione Emmert
County Auditor.
By Ruth Evans Deputy.