Doc No. A- 1555215
OFFICE OF COUNTY RECORDER
OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office for record on --December 21, 2021 9:47 AM
W. MARK KRUPSKI - Co. Recorder by deputy: ms
Well Certificate: _____ Abstract: _____
Fee: $46.00

CRV # _____
No delinquent taxes & transfer entered
December 21, 2021
W. Mark Krupski
Director of Property Records & Licensing
Lorri Starkson
Deputy, Olmsted County, MN
74.07.22.080207 Split
PT NW-NW ? 7-107-14

CITY PUBLIC WORKS
ATTN: JAMIE MILLER

WARRANTY DEED

STATE DEED TAX DUE HEREON: $ 1.65

Date: October 18, 2021

FOR VALUABLE CONSIDERATION, Ann Marie Hinz, Trustee of the Richard C. and Ann Marie Hinz Joint Revocable Trust under agreement dated April 22, 2009, Grantor, hereby conveys and warrants to the City of Rochester, a Minnesota municipal corporation, Grantee, real property in Olmsted County, Minnesota, described as follows:

See Attached Exhibit A

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: None.

Grantor certifies that he does not know of any wells on the described property.

County of Olmsted No 6892
State of Minnesota
DEED STAMP TAX... $ 1.65
Date 12-21-21

GRANTOR:

Ann Marie Hinz
Ann Marie Hinz, Trustee

STATE OF MINNESOTA)
) ss.
COUNTY OF Olmsted)

MATTHEW DEAN MARSH
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/24

The foregoing instrument was acknowledged before me this 18th day of October, 2021, by Ann Marie Hinz, Trustee of the Richard C. and Ann Marie Hinz Joint Revocable Trust under agreement dated April 22, 2009, Grantor.

Matthew Dean Marsh
NOTARY PUBLIC

This Instrument Drafted By:

SRF Consulting Group, Inc. as Agent for
the City of Rochester, MN
3701 Wayzata Boulevard, Suite 100
Minneapolis, MN 55416-3791

12-20-21
City Public WKS
LF

Exhibit A
(Warranty Deed)

PARCEL 20 FEE
FEE DESCRIPTION
PROPERTY OWNER: RICHARD C AND ANN MARIE HINZ JOINT REVOCABLE TRUST
PID NUMBER: 74.07.22.080287

Property Description and Owner According to Rochester Title and Minnesota Secured Title Ownership and Easement Report File No. 2177193T

The North 33.00 feet of the following described property:

That part of the Northwest Quarter of the Northwest Quarter of Section 7, Township 107 North, Range 14 West, Olmsted County Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from North 179 degrees 40 minutes 56 seconds, along the west line of said Northwest Quarter 426.60 feet; thence easterly 89 degrees 42 minutes 36 seconds azimuth 215.00 feet to the point of beginning: thence northerly 359 degrees 40 minutes 56 seconds azimuth 352.60 feet; thence westerly 269 degrees 42 minutes 36 seconds azimuth 41.00 feet; thence northerly 359 degrees 40 minutes 56 seconds azimuth 74.00 feet (deed 65.00 feet) to the north line of said Northwest Quarter; thence easterly 89 degrees 42 minutes 36 seconds azimuth, along said north line 71.00 feet; thence southerly 179 degrees 40 minutes 56 seconds azimuth 426.60 feet; thence westerly 269 degrees 42 minutes 36 seconds azimuth 30.00 feet to the point of beginning.

and

A part of the north one-half of the Northwest Quarter of Section 7, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence South, assumed bearing, along the west line of said Northwest Quarter, 426.60 feet; thence South 89 degrees 58 minutes 15 seconds East, 215.00 feet; thence North, 352.60 feet; thence North 89 degrees 58 minutes 15 seconds West, 41.00 feet; thence North, 65.00 feet to the north line of said Northwest Quarter; thence North 89 degrees 58 minutes 15 seconds West along said north line, 174.00 feet to the point of beginning.

Together with the South 3.00 feet of the North 36.00 feet of the West 33.00 feet of said described property.