Document No. **A1600127**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 02-08-2024 at 4:30 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: sk

HIGHWAY EASEMENT - FREDERICKSEN

**"COVER SHEET ADDED BY OLMSTED COUNTY PROPERTY RECORDS OFFICE FOR RECORDING PURPOSES.
THIS PAGE IS NOW THE NEW FIRST PAGE OF YOUR DOCUMENT."**

PREPARED BY _____

CHECKED BY _____

HIGHWAY EASEMENT

Scott K. Fredericksen and wife, Debra Fredericksen aka Debra K. Fredericksen

Grantor s, of Olmsted County, Minnesota, for and in consideration of One dollar and other good and valuable considerations Dollars ($1.00) 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:

The South forty (40) feet of the following described tract;
Beginning at the Southwest corner of the East half (E½) of the Southeast quarter (SE¼) of Section 16, T107N-R12W; thence North 00°02'23' West, assumed bearing, along the West line of said East half of the Southeast quarter, 478.50 feet; thence North 89°08'40" East, 316.81 feet; thence South 00°02'23" East, 484.06 feet to the South line of said Southeast quarter; thence North 89°51'02" West along said South line, 316.78 feet to the point of beginning.
Containing 0.05 acre more or less in addition to the existing and presently used right of way of CSAH No. 2.

And the said grantor himself, for themselves, their heirs, executors and assigns, do convenant 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 _____ 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 s, for 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 himself, for 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 _____

Dated this 5th day of MAY, 1986

In presence of:

Witness

Witness

Scott K. Fredericksen

Debra Fredericksen

PWSC 2/8/24

STATE OF MINNESOTA
County of Olmsted } ss.

On this 5th day of May, 19 86, before me personally appeared Scott K. Fredericksen and wife, Debra Fredericksen to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Donald D. Narveson

Donald D. Narveson
Notary Public-Minnesota
Olmsted County
My com. Exp. May 30, 1991

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.

_____, 19 _____

County Attorney. Assistant Attorney General.

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

to

STATE OF MINNESOTA
County _____ } ss.

Office of County Recorder.

I hereby certify that the within instrument was filed for record in this office on the _____ day of _____, 19 _____ at _____ o'clock _____ M., and that the same was duly recorded in Book _____ of _____ on page _____.

_____ County Recorder.

By _____ Deputy.

FORM E-2-1 REVISED 1-1-85