Document No. **A1621742**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 04-07-2025 at 12:50 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: dw

EASEMENT - JMB HOLDINGS LLC

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

HIGHWAY EASEMENT

FOR VALUABLE CONSIDERATION, JMB Holdings, LLC, a limited liability company under the laws of Minnesota, Grantor(s), hereby conveys and warrants to the County of Olmsted, a political subdivision of the State of Minnesota, GRANTEE, its successors and assigns, a perpetual easement for the location, grading, construction, inspection, maintenance, repair, and use of a public highway and highway right-of-way, and uses and restrictions incident thereto, together with the unrestricted right to improve the same, in, under, over, and upon real property in Olmsted County, Minnesota, described as follows:

That part of the Northeast Quarter of the Northwest Quarter Section 27, Township 108 N, Range 13 W, shown as Parcel 4 on Olmsted County Highway Right of Way Plat No. 264, as the same is on file and of record in the office of the Olmsted County Recorder.

Together with all rights of access to and from said Parcel 4 as shown by the access control symbol on said Right of Way Plat.

Grantor(s) do(es) hereby grant and convey to Grantee all grasses, shrubs, trees, and other natural growth now existing on the real property described above or that may hereafter be planted or grown thereon, and the right to use and remove all earth and other materials lying within the above-described real property. Grantee, after any work contemplated hereunder, shall restore, to the extent feasible, the impacted areas to a substantially similar condition that existed prior to the work.

Grantee, its successors, and assigns, shall indemnify, defend and hold harmless Grantor(s) from all claims, costs, damages, and expenses arising from Grantee's exercise of its rights under this Highway Easement subject to the state tort limits set forth in Chapter 466 of the Minnesota Statutes.

Said easement for the purpose of providing permanent public road right of way for County State Aid Highway No. 21.

All being subject to easements, covenants, and restrictions of record.

JMB Holdings, LLC

By: _____

Name: Darci Fenske

Its: owner

STATE OF MINNESOTA)

) ss.

COUNTY OF Olmsted)

The instrument was acknowledged before me this 5th day of April, 2025, by Darci Fenske as owner, of JMB Holdings, LLC, a limited liability company under the laws of Minnesota, Grantor(s).

NOTARIAL STAMP OR SEAL

JEREMY D. DOUGLAS
Notary Public
Minnesota
My Commission Expires January 31, 2026

_____
Notary Public

Drafted by:
Jeremy Douglas
Olmsted County Public Works
1188 50th Street SE
Rochester, MN 55904