Document No. **A1639130**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 01-30-2026 at 11:41 AM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 by deputy: sk

Olmsted County Minnesota
01-30-2026
No Delinquent Taxes
Certificate of Real Estate Value#
Deed Tax $ 1.65
Transfer Entered
Mary Blair-Hoeft/Lorri Starkson, designee
75.13.11.076654 SPLIT / 75.13.14.076655

WARRANTY DEED - COUNTY OF OLMSTED

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

Return to:
PWSC
1188 50TH ST SE
ATT : JEREMY DOUGLAS
ROCHESTER, MN 55904

WARRANTY DEED

STATE DEED TAX: $ 1.65

Date: January 29, 2026

FOR VALUABLE CONSIDERATION, Pebble Creek Rochester, LLC, a limited liability company under the laws of Minnesota, Grantor(s), hereby convey and warrants to the County of Olmsted, a political subdivision of the State of Minnesota, Grantee, real property in Olmsted County, Minnesota, described as follows:

That part of Outlot A and Outlot B, Pebble Creek Subdivision, shown as Parcels 3 and 4 on Olmsted County Highway Right of Way Plat No. 246, as the same is on file and of record in the office of the Olmsted County Recorder.

Together with other rights as set forth below, forming and being part of said Parcel 6.

Access:
All right of access as shown on said plat by the access control symbol.

Together with all the hereditaments and appurtenances belonging thereto, subject to the following exceptions: Easements, covenants, and restrictions of record.

☒ The seller certifies that the seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document.

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

* Total Consideration less than $3,000.

1-30-26
Cty Public Wks

Pebble Creek Rochester, LLC

By: Charles DeWitz

Name: Charles O. DeWitz

Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

The foregoing instrument was acknowledged before me this 15th day of January, 2025, by Charles O. DeWitz, its President of Pebble Creek Rochester, LLC, a limited liability company under the laws of Minnesota, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Julie A Leisen
Notary Public
Minnesota
My Commission Expires January 31, 2030

Julie A Leisen
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to Grantee):

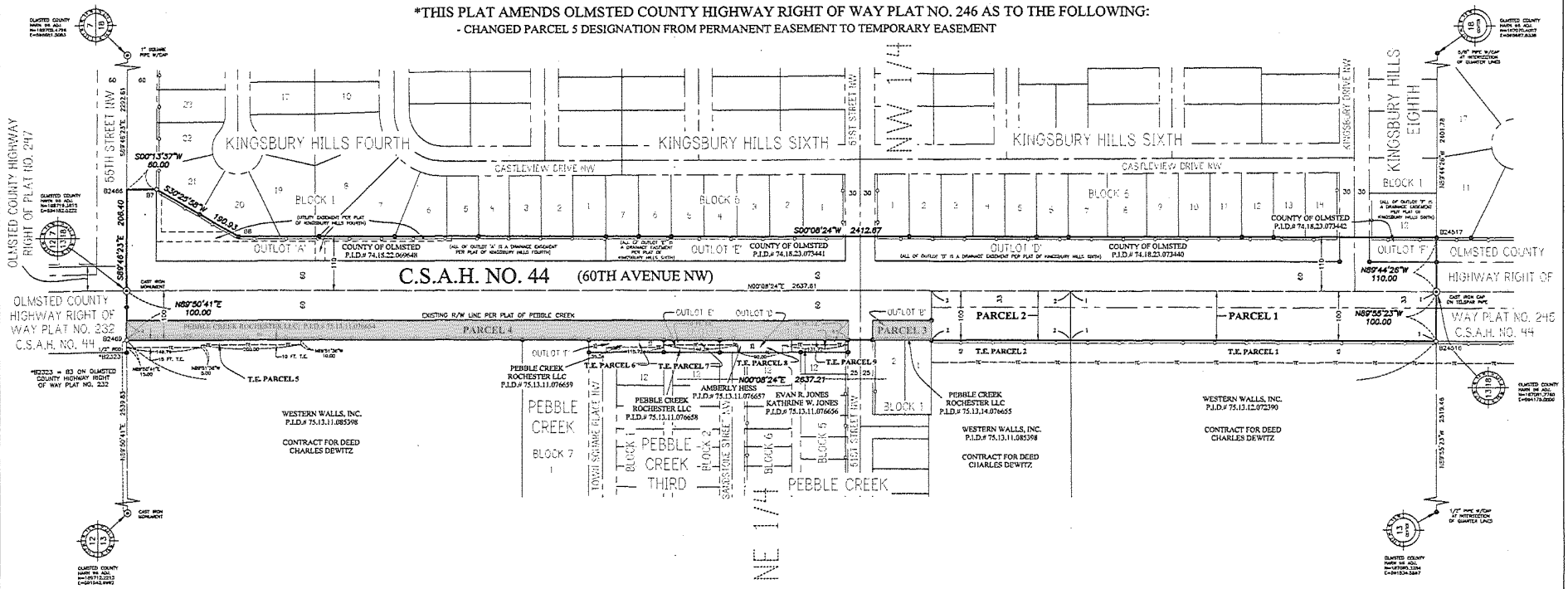
Olmsted County
Attn: Jeremy Douglas
1188 50th Street SE
Rochester, MN 55904

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

OFFICIAL

AMENDED OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 246
COUNTY STATE AID HIGHWAY NO. 44

*THIS PLAT AMENDS OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 246 AS TO THE FOLLOWING:
- CHANGED PARCEL 5 DESIGNATION FROM PERMANENT EASEMENT TO TEMPORARY EASEMENT



The Board of County Commissioners for Olmsted County, Minnesota, pursuant to County Board Resolution Number 22-65, dated April 19, 2022, is hereby designating the definite location of County State Aid Highway No. 44, located in Section 18, Township 107 North, Range 14 West, and Section 13, Township 107 North, Range 15 West, Olmsted County, Minnesota.

COUNTY ENGINEER
I hereby certify that this plat prepared by the Olmsted County Public Works Department is a true and correct representation of the highway location and that the right-of-way is correctly designated on the plat.

Benjamin T. Johnson, Olmsted County Engineer
Minnesota License No. 44988
Date 4/20/2022

COUNTY SURVEYOR
I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota; that the monuments for the guidance of future surveys will be correctly placed in the ground as shown after completion of construction; that all measurements are correctly shown on this plat; and the proposed right-of-way boundary lines are correctly designated on this plat.

Mark E. Severtson, Olmsted County Surveyor
Minnesota License No. 18887
Date 4/20/2022

PROPERTY RECORDS AND LICENSING

DOCUMENT NUMBER A-1563901

I hereby certify that this instrument was filed in the Office of the Property Records and Licensing for the record on this 22ND day of APRIL, 2022, at 2 o'clock P.M. and was duly recorded in the Olmsted County records.

W. Mark Kruzski
Olmsted County Director of Property Records and Licensing
By Wendy von Wald Deputy

PARCEL NUMBER	OWNER	LOCATION	RECORD DEED DOC. NO.	EXISTING R/W	NEW R/W	TOTAL R/W	R/W INTEREST	TEMPORARY EASEMENT
5	WESTERN WALLS, INC. CHARLES DEWITZ	NE 1/4 SEC. 13, T107N, R15W	809677 1049966	---	---	---	T.E. ONLY	0.10 AC.

NOTE: TEMPORARY EASEMENT WILL EXPIRE ON DECEMBER 31, 2024

LEGEND
C = SET 1/2" RDD W/CAP #18887
⊙ = PUBLIC LAND SURVEY CORNER
● = DENOTES FOUND 1/2" PIPE UNLESS NOTED OTHERWISE
Δ = CENTRAL ANGLE
R = RADIUS DISTANCE
L = ARC DISTANCE
CB = CHORD BEARING
D = CHORD DISTANCE
R/W = RIGHT OF WAY
B1 = OLMSTED COUNTY R/W BOUNDARY CORNER
(B2) = MnDOT R/W BOUNDARY CORNER
SECTION LINE
SIXTEENTH LINE
PROPERTY LINE
RIGHT OF WAY BOUNDARY
EXISTING ROAD RIGHT OF WAY
EXISTING ROAD CENTERLINE
EXISTING EASEMENT LINE
1-2-3 PARCEL IDENTIFICATION
1-2-3 PARCEL BOUNDARY LIMITS
112 NEW CENTERLINE
CONTROLLED ACCESS
40 CONTROLLED ACCESS OPENING
T.E. TEMPORARY EASEMENT LINE
DISTANCES SHOWN IN FEET (33, 50, ETC.) ARE EXTRINSIC VALUES

N
50 0 100 200
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON HARN 96 OLMSTED COUNTY COORDINATE SYSTEM

Property Location Map
T107N, R15W - T107N, R14W
Not To Scale

\\co.olmsted.mn.us\data\JBJohnson\Desktop\Engineering\Projects\CSAH A\SP 055-604-018\Plat of Way\Olmsted CSAH A SP 055-604-018 Plat of Way.dwg