No. 514—Highway Easement—(Revised 1939) Miller-Davis Co., Minneapolis, Minn.

Prepared by .....

Checked by .....

HIGHWAY EASEMENT

Alfred B. Bakken and Mabel A. Bakken, husband and wife

Grantor s, *of* Olmsted County, *Minnesota, for and in consideration of*

One and no/100---------- *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:

All that part of the Southwest one-quarter of the Southwest one-quarter (SW¼ SW¼) of Section nineteen (Sec. 19) and that part of the North one-half of the Northwest one-quarter (N½ NW¼) of Section thirty (Sec. 30) lying west of the road running through said section, all being in township one hundred six North range thirteen West (T106N-R13W) which lies within a distance of fifty (50.0) feet on either side of the following described centerline of State Aid Road number twenty-two (SAR #22).

From the East quarter corner of said section thirty (Sec. 30) West along the South boundary of the Northeast one-quarter (NE¼) thereof one thousand seven hundred seventy and one tenth (1,770.1) feet; thence deflect right fifty-six degrees fifteen minutes (56°15') one thousand five hundred forty-one and two tenths (1,541.2) feet for a place of beginning of the centerline to be described; thence in a prolongation of the last described course seventy-nine and seven tenths (79.7) feet; thence deflect right on a one degree thirty minute (1°30') circular curve (the angle on degrees eighteen minutes (10°18') six hundred eighty-six and seven tenths (686.7) feet; thence on a tangent to said curve one thousand forty-four and eight tenths (1,044.8) feet; thence deflect left on a two degree (2°) circular curve delta angle seven degrees fifty-four minutes (7°54') three hundred ninety-five (395.0) feet; thence on a tangent to said curve eight hundred eight and eight tenths (808.8) feet and there terminating.

Containing sixty-nine one-hundredths (0.69) acres more or less in addition to the existing highways.

Together with the right to construct and maintain so long as State Aid Road number twenty-two (SAR #22) shall be maintained in the above described location a ~~xxxxxxxxxx~~ envelope or embankment of approximately four to one (4:1) slope on either side of the above described right-of-way as it runs over and across the above described tract. Said slope not to exceed a distance of sixteen (16.0) feet from the right-of-way line and the use by the County shall be restricted to and for the purpose hereinbefore described.

And the said grantor s, for themselves, their heirs, executors and assigns, do covenant 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 County of Olmsted all grasses, shrubs, trees and natural growth now existing on said lands or that may be hereafter planted or grown hereon.

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 s, for themselves, their heirs, executors and assigns, do further covenant 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 County of Olmsted

Dated this 13th *day of* September, *19*51.

In presence of:

Witness .....

Witness .....

Alfred B. Bakken

Mabel A. Bakken

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State of Minnesota. }ss.

County of Olmsted

On this 13th day of September, 19 57, before me personally appeared

Alfred E. and Mabel A. Ekkren

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Evelyn B. Berger

I hereby certify that the within easement will convey to the County of Olmsted

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.

Sept 23, 19 57

L. P. Donlin

(County Attorney)
(Assistant Attorney General)

A-B — _____ Ft.

B-C — _____ Ft.

C-X — _____ Ft.

_____ Degree Curve

_____ Acres of land required

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

to

State of Minnesota, }ss.

County of _____

Office of Register of Deeds.

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 _____

Register of Deeds.

By _____ *Deputy.*

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EASEMENT PRIORITY AGREEMENT

FOR A GOOD AND VALUABLE CONSIDERATION, John Hancock Mutual Life Insurance Company, a corporation, with offices at 200 Berkeley Street, Boston, Massachusetts, duly incorporated under the laws of the Commonwealth of Massachusetts, agrees that the Easement for highway purposes granted to the State of Minnesota by Alfred B. Bakken and Mabel A. Bakken, his wife, on September 13, 1957, covering the following described real estate in the County of Olmsted and State of Minnesota:

All that part of the Southwest one-quarter of the Southwest one-quarter (SW¼ SW¼) of Section nineteen (19) and that part of the North one-half of the Northwest one-quarter (N½ NW¼) of Section thirty (30) lying west of the road running through said section, all being in township one hundred six North, range thirteen West (T106N-R13W) which lies within a distance of fifty (50.0) feet on either side of the following described centerline of State Aid Road number twenty-two (SAR #22).

From the East quarter corner of said section thirty (30) West along the South boundary of the Northeast one-quarter (NE¼) thereof one thousand seven hundred seventy and one tenth (1,770.1) feet; thence deflect right fifty-six degrees fifteen minutes (56°15') one thousand five hundred forty-one and two tenths (1,541.2) feet for a place of beginning of the centerline to be described; thence in a prolongation of the last described course seventy-nine and seven tenths (79.7) feet; thence deflect right on a one degree thirty minute (1°30') circular curve delta angle ten degrees eighteen minutes (10°18') six hundred eighty-six and seven tenths (686.7) feet; thence on a tangent to said curve one thousand forty-four and eight tenths (1,044.8) feet; thence deflect left on a two degree (2°) circular curve delta angle seven degrees fifty-four minutes (7°54') three hundred ninety-five (395.0) feet; thence on a tangent to said curve eight hundred eight and eight tenths (808.8) feet and there terminating.

Containing sixty-nine one-hundredths (0.69) acres more or less in addition to the existing highways.

Together with the right to construct and maintain so long as State Aid Road number twenty-two (SAR #22) shall be maintained in the above described location a backslope or embankment of approximately four to one (4:1) slope on either side of the above described right-of-way as it runs over and across the above described tract. Said slope not to exceed a distance of sixteen (16.0) feet from the right-of-way line and the use by the County shall be restricted to and for the purpose hereinbefore described;

Shall be superior to the lien of that certain mortgage dated the second day of June, 1953, executed by Alfred B. Bakken and Mabel A. Bakken, his wife, as mortgagors, to John Hancock Mutual Life Insurance Company as mortgagee, filed for record in the office of the Register of Deeds in and for said County on the seventeenth day of June, 1953, and recorded in Book 231 of Mortgages, Page 227, covering the above described and other land.

In testimony whereof, the said corporation has caused these presents to be executed in its corporate name by one of its Assistant Treasurers and its corporate seal to be hereunto affixed this twenty-seventh day of May, 1958.

WITNESSES:

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY

BY _____
(Earl) S. Faves) Assistant Treasurer

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COMMONWEALTH OF MASSACHUSETTS
County of Suffolk

On this twenty-seventh day of May, in the year 19 58
before me, Truman J. Foley a Notary Public in and for said Commonwealth, personally
appeared Earl S. Eaves to me personally known, and to me personally known to be
an Assistant Treasurer of John Hancock Mutual Life Insurance Company, the corporation that is described in and
that executed the within and foregoing instrument, and acknowledged to me that such corporation executed the same;
and he being by me duly sworn, did say that he is an Assistant Treasurer of said corporation, that the seal affixed to
said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of
said corporation by authority of its Board of Directors, and he acknowledged the said instrument to be the free act
and deed of said corporation.

Notary Public in and for said Commonwealth

My commission expires Mar 16, 1962

At a regular meeting of the Board of Directors of John Hancock Mutual Life Insurance Company, a quorum being present, held March 13, 1950, it was

VOTED: That the President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, and the Financial Secretary of the Company, or any one of them, be and he hereby is authorized to execute, seal with the corporate seal, acknowledge and deliver any and all instruments required in connection with any investment, sale or loan authorized by the Committee of Finance.

I hereby certify that the above is a true copy of vote passed March 13, 1950, by the Board of Directors of John Hancock Mutual Life Insurance Company; that the same still remains in full force, and that Earl S. Eaves is an Assistant Treasurer of the Company, this 27th day of May 19 58.

Raymond S. Harrington
Assistant Secretary

(Raymond S. Harrington)

Form 3380 Ed. 4-50 Printed in U. S. A.

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EASEMENT PRIORITY AGREEMENT

REGISTER OF DEEDS OFFICE } ss.
Olmsted County, Minn.
I hereby certify that the within instrument was filed in this office for record on
NOV 28 1958 at 2 o'clock P M and was duly recorded in Book 276 of Misc. on page 57
Register of Deeds
Deputy

PROOFED
GRANTOR
GRANTEE
TRACKED
PAID
CHG
RAY STAMP
MTG. TAX

olm co Hwy Dept
Atty Schellhammer