Form No. 689A—Highway Easement. (Revised 1954)

HIGHWAY EASEMENT

PREPARED BY .....

CHECKED BY .....

Karl A. Lofgren and wife, Jean Frances

Grantor..., *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 s and warrant s 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 following described tracts: himself, his

Commencing at the South quarter corner of Sec.3 Township 107 Range 14 running thence North 22 minutes East along the West line of the $SE\frac{1}{4}$ a distance of 649.04 feet to the North line of the $S\frac{1}{2}$-$S\frac{1}{2}$-$SE\frac{1}{4}$, running thence South 148.62 feet to the center of the township road, running thence South 13° East along the center of said road a distance of 220.58 feet, running thence South 21°39' West along the center of said road a distance of 465.15 feet to a point in the South line of Sec.3, running thence North 89°8' West a distance of 30.8 feet to the place of beginning, and the east half of the northwest quarter ($E\frac{1}{2}NW\frac{1}{4}$) of Section ten (Sec.10) and the southeast quarter of the southwest quarte ($SE\frac{1}{4}SW\frac{1}{4}$) of Section three (Sec.3), and commencing at the northwest corner of the $SW\frac{1}{4}$ $SE\frac{1}{4}$ of section three (Sec.3) for a place of beginning, running thence east along the nort line of the $SW\frac{1}{4}$ $SE\frac{1}{4}$ of said section, a distance of 148.44 feet to the center of the township road, thence deflect to the right 105°46' and running along the center of said road, a distance of 188.46 feet, thence deflect to the left on a curve, delta angle 34°2' radius 716.2 feet running for a distance of 425.42 feet, running thence tangent to said curve along the centerline of said road a distance of 82.26 feet to the south line of the $N\frac{1}{2}SW\frac{1}{4}$, running thence west 148.2 feet to the west line of the $SE\frac{1}{4}$ of said section, running thence north along the west line of said $SE\frac{1}{4}$ a distance of 657.13 feet to the place of beginning, all being in T107N-R14W;

which lies within a distance of fifty (50.0) feet on both sides of the following described centerline of County Road Number 112;

Beginning at the southeast corner of the northwest quarter ($NW\frac{1}{4}$) of said Section ten (Sec.10) thence northerly along the east boundary thereof to the northeast corner thereof thence continue northerly into said Section three (Sec.3) for three hundred ninety-four and ninety-six hundredths (394.96) feet, thence deflect to the right on a two degree (2°) circular curve, delta angle of 16°05' for eight hundred four and seventeen hundredths (804.17) feet, thence on tangent to said curve for one hundred sixty-two and sixty-one hundredths (162.61) feet and there terminating;

Containing two and thirty-five hundredths (2.35) acres more or less in addition to the existing highways.

All pine trees in front of farm house, along right of way, to be spared indefinitely, as per agreement stated in letter of 8-25-69.

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 thereon.

And the said grantor himself, his, 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 ..... 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, his, 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 County of Olmsted

Dated this 15th *day of* September, *1969*

In presence of:

Witness Dan Magnuson

Witness [illegible]

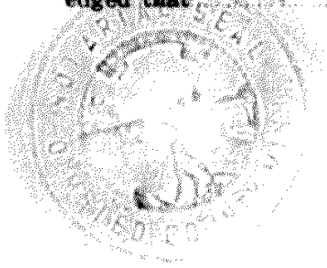
Karl A. Lofgren

Jean Frances Lofgren

STATE OF MINNESOTA
County of Olmsted } ss.

On this 15th day of September, 19 69, before me personally appeared Karl A. Lofgren and Jean Frances Lofgren, husband and wife

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.



Melvin L. Moline
Notary Public, [illegible]
My Commission [illegible] 21, 19[illegible]

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.

April 17, 1970

Gerald J. Hansen
County Attorney.
~~Assistant Attorney General~~

322320

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

to

PROOFED
GRANTOR
GRANTEE
TRACED
PAID
CHG.
REV. STAMP
MTG. REL.

STATE OF MINNESOTA
County of Olmsted } ss.
Office of Register of Deeds.

I hereby certify that the within instrument was filed for record in this office on the 20 day of April, 1970 at 1 o'clock P M., and that the same was duly recorded in Book 5-3 of Misc on page 911

Maurice D. Evans
Register of Deeds.
By Maurice Dayton Deputy.

FEE $3.50