Form No. 639A—Highway Easement. (Revised 1954) POURNE MINNEAPOLIS

PREPARED BY _____
CHECKED BY ✓

HIGHWAY EASEMENT

Willard A. Walker and wife, Florence A. (Fee Owners)
James J. Karls and wife, Janice E. (Contract Buyers)

355671

Grantors, 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:

All that part of the following described tract;

Commencing at the southwest corner of the northwest quarter (NW¼) of section nineteen (Sec 19) township one hundred seven north, range fourteen west (T107N-R14W), thence east one thousand one hundred seventy (1170) feet, thence north one thousand three hundred twenty (1320) feet to the north line of the south half of the northwest quarter (S½NW¼), thence west one thousand one hundred seventy (1170) feet, thence south to beginning; less the north two hundred (200) feet of the west two hundred (200) feet, thereof and less that part which lies south and west of the public road;

which lies within a distance of sixty-six (66) feet on either side of the following described centerline of County State Aid Highway Number four (CSAH #4);

Beginning at a point on the south line of said northwest quarter (NW¼) distant one thousand one hundred seventy (1170) feet east of the southwest corner thereof, thence westerly along said south line thereof for seventy-six and one hundredth (76.01) feet, thence deflect to the right on a five degree (5°) circular curve, deflection angle of eighty-nine degrees (89°) for one thousand seven hundred eighty (1780) feet and there terminating;

Containing three and three (3.3) acres more or less in addition to the existing highways.

Together with all that part of the above described tract that lies between the above described centerline and the presently traveled roadway.

And the said grantors, ~~himself, his~~ 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 grantors, ~~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 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 grantors, 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 24th *day of* September, *19*73

In presence of:

Witness Clifford Coffin — Willard A. Walker

Witness Donald Dee Hanson — Florence A. Walker

James J. Karls

Janice E. Karls

STATE OF MINNESOTA
County of Olmsted } ss.

On this 24th day of September, 19 73, before me personally appeared Willard A. Walker, Florence A. Walker, James J. Karls and Janice E. Karls 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.

Delores L. Molitor
Notary Public Olmsted County, Rochester, Minnesot
Commission expires April 28, 1977

I hereby certify that the within easement will convey to the Co. 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.

April 22, 19 74

Eldon J. Hueman
County Attorney.
Assistant Attorney General.

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

35567-1

to

PROOFED
GRANTOR
GRANTEE
TRACKED
PAID
CHG: None

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 2 day of May, 19 74 at 1 o'clock P M., and that the same was duly recorded in Book 4-3 of Misc on page 276

Mary J. Evans
Register of Deeds.
By Carole M. Bahe
Deputy.

REGISTER RECORDER