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

HIGHWAY EASEMENT

PREPARED BY cc

CHECKED BY ✓

38713.7

John A. Baker and wife, Joanne T.

Grantors, of Olmsted County, *Minnesota, for and in consideration of* One dollar and other good and valuable consideration *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:

The north fifty (50) feet of the west half of the southeast quarter ($W\frac{1}{2}$ $SE\frac{1}{4}$) and the east half of the southwest quarter ($E\frac{1}{2}$ $SW\frac{1}{4}$) of section 33, township 106 north, range 13 west;

Containing 1.03 acres, more or less, in addition to the existing highway.

And the said grantors, 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, 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 10th *day of* September, *19* 71

In presence of:

Witness Clifford Coffin — John A Baker

Witness Dale Nelson — Joanne T. Baker

STATE OF MINNESOTA
County of Olmsted } ss.

On this 10 th day of September, 19 76, before me personally appeared John A. Baker and Joanne T. Baker, husband and wife to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Delores L. Molinet
Notary Public in and for Olmsted County, Minnesota
My commission expires April 28, 1977

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.

March 22, 1977. D.P. Mattson
County Attorney.
Assistant Attorney General.

PROOFED
GRANTOR
GRANTEE
TRACKED
PAID

385127

DEPARTMENT OF HIGHWAYS
CHG. No. (HIGHWAY EASEMENT)

to

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 22 day of March, 19 77 at 4:4 o'clock P M., and that the same was duly recorded in Book 4 of Misc on page 797.

RANDY H. EVANS
Register of Deeds
By Jan Semotan Deputy.

ROLLENER
RUNNEMEDE

to Highway