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

HIGHWAY EASEMENT

PREPARED BY _____

CHECKED BY _____

Melroy C. Ronningen, a single person

Grantor....., *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 conveys and warrants 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 (50.0) feet of the Northwest quarter ($NW\frac{1}{4}$) of Section one (Sec. 1), Township 108 North, Range 13 West:

Containing 0.93 acres, more or less, in addition to the existing highways.

And the said grantor, 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 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 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, 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 23rd *day of* March, 19 76.

In presence of:

Witness Clifford Coffin — Melroy C. Ronningen

Witness Ellen Nanneson

STATE OF MINNESOTA
County of Olmsted } ss.

On this 23 rd day of March, 1976, before me personally appeared Melroy C. Ronningen, a single person to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Delores L. Molnie
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.

January 17, 1977.

D. P. Mattson
County Attorney.
Assistant Attorney General.

X 440895

DEPARTMENT OF HIGHWAYS
(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 15 day of January, 1977 at 1 1/2 o'clock P M., and that the same was duly recorded in Book M-4 of Misc on page 458

LOIS FINSTUEN
COUNTY RECORDER
~~Register of Deeds~~
By Gerald M. Ferries
Deputy.

PAID
CHG: None
TRACKED
GRANTEE
GRANTOR
ABSTRACT

PRM5535R