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

PREPARED BY _____

CHECKED BY _____

HIGHWAY EASEMENT

Russell Bentley, 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 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:

That part of the NE¼ Section 26, Township 105 Range 14, lying North of the Root River and which is South and West of the following described line, commencing at the point which is 450 feet North of the center of the Root River, where said river intersects the West line of the NE¼ of Section 26, thence parallel with the North line of said NE¼ of Section 26 a distance of 450 feet, thence South at right angles to the previously described line to the center of the Root River and there terminating and the SW¼ SE¼ Section 23, Township 105 Range 14 (less piece sold to George Beach)

The West 60 feet of the above described parcel which lies within the Northeast Quarter of Section 26.

Containing 0.11 acres more or less in addition to the existing County Road No. 120 right of way in the Northeast Quarter of said Section 26, along with

That part of the NE¼ Section 26 Township 105 Range 14 lying North of the Root River and which is South and West of the following described line, commencing at the point which is 450 feet North of the center of the Root River, where said river intersects the West line of the NE¼ of Section 26, thence parallel with the North line of said NE¼ of Section 26 a distance of 450 feet, thence South at right angles to the previously described line to the center of the Root River and there terminating, and the SW¼ SE¼ Section 23 Township 105 Range 14 (less piece sold to George Beach)

The West 60 feet of the above described parcel which lies within the Southwest Quarter of the Southeast Quarter of Section 23.

Containing 0.22 acres more or less in addition to the existing County Rd. No. 120 right of way in the Southwest Quarter of the Southeast Quarter of Section 23.

And the said grantor, for ~~themselves~~ himself, ~~their~~ his heirs, executors and assigns, do es 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, for ~~themselves~~ himself, ~~their~~ his heirs, executors and assigns do es 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, for ~~themselves~~ himself, ~~their~~ his heirs, executors and assigns, do es 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 ~~April 22nd~~ day of April, 1981

In presence of:

Witness Gerald Lawler

Witness

x Russell Bentley

STATE OF MINNESOTA
County of Olmsted } ss.

On this 22nd day of April, 19 81, before me personally appeared

Russell Bentley, 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. Moline

DELORES L. MOLINE
NOTARY PUBLIC — MINNESOTA
OLMSTED COUNTY
MY COMMISSION EXPIRES APR. 28, 1984

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.

July 2, 1982 D.P. Mattson

County Attorney.

ABSTRACT
GRANTOR
GRANTEE
TRACKED
PAID
CHG: None

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

to

414837

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 6 day of July, 1982 at 3:20 o'clock P M., and that the same was duly recorded in Book M-4 of Misc on page 176

LOIS FINSTUEN
Register of Deeds
COUNTY
By Catherine L. Evans Deputy.

POUCHER MINNEAPOLIS

X

A. Coffin