Form No. 639A — Highway Easement. Poucher, Mpls.

602029

HIGHWAY EASEMENT

PREPARED BY _____

CHECKED BY _____

Grantor s, Donald F. Keehn & Mary Ann Keehn, husband & wife, for and in consideration of

One dollar and other good & valuable consideratio 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:
The South Half (S½) of the Northwest Quarter (NW¼) of Section 11, T107N-R14W, less the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼),
which lies within the right of way boundary of County Road No. 133 and 62nd Street NW delineated as in said tract of land as Parcel No. 1 of the plat designated as Olmsted County Highway Right of Way Plat No. 71 on file and of record in the office of the County Recorder in and for Olmsted County.

Said parcel No. 1 containing 2.74 acres more or less in addition to the existing and presently used right of way of County Road No. 133 and 62nd Street NW.

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 covey 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 s, 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 coveyed, such portable snow fences during such months as weather conditions make necessary.

And the said grantor s, 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 7 day of October, 1991.

Donald F. Keehn

Donald F. Keehn

Mary Ann Keehn

Mary Ann Keehn

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 7th day of October, 1991, by Donald F. Keehn and Mary Ann Keehn, husband and wife.

JANE E. PRENTICE NOTARY PUBLIC STATE OF COLORADO NOTARY SEAL

Jane E Prentice

THIS INSTRUMENT WAS DRAFTED BY:

DUNLAP, FINSETH, BERNDT & SANDBERG, P.A.
505 Marquette Bank Building
P. O. Box 549
Rochester, MN 55903
(507) 288-9111

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.

14 Feb., 1992

Robert W. Mulcahy
Asst. County Attorney. ~~Assistant Attorney General.~~

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

TO
620129

ABSTRACT
WELL CERT.
TRACKED
PAID
CHG.

STATE OF MINNESOTA
County of Olmsted
Office of County Recorder.
I hereby certify that the within instrument was filed for record in this office on the 14 day of February, 1992 at 10 o'clock A M., and that the same was duly recorded in Book 75 of Misc on page 22

MARY CALLIER
County Recorder.
By Gerald M. Fournier Deputy.

Poucher, Mpls.