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

92013

PREPARED BY dlr
CHECKED BY dlr

HIGHWAY EASEMENT

Vernor L. Wade and wife, Carole E. Wade - fee owners
John E. Wade aka John Wade, single - Contract Buyer

Grantor s, of Olmsted County, Minnesota, for and in consideration of

One dollar and other good & 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:

All that part of the following described tract:
That part of the North Half (N½) of the Northwest Quarter (NW¼) of Section 11, T107N-R14W lying west of County Road No. 133, less that piece described as: Commencing at the northwest corner of Section 11, T107N-R14W for a place of beginning and running thence due east along the north line thereof a distance of 489.26 feet; thence due south a distance of 589.14 feet; thence due east a distance of 568.26 feet to a point in County Road No. 133; thence S9°50'W along said road a distance of 221.57 feet; thence S2°55'30"E a distance of 493.20 feet to the south line of said North Half (N½); thence N89°55'W along said south line a distance of 1030.27 feet to the west line of said section; thence N0°38'40"W along the west line thereof a distance of 1299.69 feet to the place of beginning,
which lies within the right of way boundary of County Road No. 133 delineated as in said tract of land as Parcel No. 5 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. 5 containing 0.74 acre more or less in addition to the existing and presently used right of way of County Road No. 133.

And the said grantor s, for (~~himself~~ themselves), (~~his~~ 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 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 (~~himself~~ themselves), (~~his~~ 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 (~~himself~~ themselves), (~~his~~ 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 30th day of September, 1991.

In Presence of:

Witness

Witness

X John Wade
X Vernor L. Wade
X Carole E. Wade

STATE OF MINNESOTA

County of Olmsted

On this 30th day of September, 19 91, before me personally

Vernor L. Wade, Carole E. Wade and John Wade

appeared 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.

Donald D. Nauseen

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. Mulford
Asst. County Attorney. ~~Assistant Attorney General.~~

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

620131

TO

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 Feb, 1992 at 12½ o'clock A M., and that the same was duly recorded in Book IX of Misc on page 24

MARY CALLIER
County Recorder.

By Carole Ann Fenrier
Deputy.

Poucher, Mpls.