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

620135

HIGHWAY EASEMENT

PREPARED BY _____

CHECKED BY _____

Gary Lee Dix and wife, Karen Sue Dix

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

One dollar and other good & valuable considerations 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 tracts:
A tract of land being in the Southeast Quarter (SE¼) of Section 2, T107N-R14W described as: Beginning at the southeast corner of said Southeast Quarter (SE¼) on an assumed bearing of N88°22'40"W along the south line of said SE¼ a distance of 373.37 feet; thence North 1977.09 feet to the centerline of a County Road; thence along said centerline N67°21'30"E a distance of 109.37 feet; thence N38°16'30"E a distance of 372.80 feet; thence N01°32'00"W a distance of 293.40 feet to a point where said centerline intersects with the north line of said SE¼; thence S89°52'30"E along said north line a distance of 49.80 feet to the northeast corner of said SE¼; thence south along the east line of said SE¼ a distance of 2615.24 feet to the place of beginning, Also a tract of land being in the Southeast Quarter (SE¼), Section 2, T107N-R14W described as follows: Beginning at the southeast corner of said SE¼; thence on assumed bearing of N88°22'40"W along the south line of said SE¼ a distance of 373.37 feet, for the place of beginning of the parcel to be described; thence continue west along said south line of said SE¼ a distance of 365 feet; thence north 1824.84 feet, more or less, to the centerline of a County Road; thence northeasterly along said centerline of said road to a point 1977.09 feet north of place of beginning; thence south a distance of 1977.09 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. 4 of the plat designated as Olmsted County Hwy Right of Way Plat No. 73 on file and of record in the office of the County Recorder in and for Olmsted County.
Said Parcel No. 4 containing 0.64 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 24th day of JANUARY, 1992

In Presence of:

Witness

Witness

Gary Lee Dix

Karen Sue Dix

STATE OF MINNESOTA

County of Olmsted

On this 24th day of January, 19 92, before me personally

Gary Lee Dix and Karen Sue Dix

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. Narveson

DONALD D. NARVESON
NOTARY PUBLIC—MINNESOTA
OLMSTED COUNTY
MY COMMISSION EXPIRES 5-30-97

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. Mufstad

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

DEPARTMENT OF HIGHWAYS

(HIGHWAY EASEMENT)

620135

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 12 o'clock 4 M., and that the same was duly recorded in Book T-5 of Misc on page 28.

MARY CALLIER

County Recorder.

By Gerald M. Jarvis Deputy.

Poucher, Mpls.