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

0201360

HIGHWAY EASEMENT

PREPARED BY _____

CHECKED BY _____

Ellen W. Krueger, single

Grantor ___, 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 tract:
The SE¼ SW¼ of Section 2, T107N-R14W, excepting a strip of land 1 rod wide off the east side of said lands, commencing at the south line of the public highway which crosses said lands and running south 30 rods; and less 5 parcels as follows: (1) Commencing at a point 360 feet west of the SE corner of said SE¼ SW¼; thence North 29°28' West, 117 feet; thence South 55°45' West, 100.35 feet; thence North 29°28' West, 435.6 feet to the center of the road; thence South 55°45' West, 172.5 feet; thence South 34°30' East, 396.2 feet; thence East 275.87 feet to the place of beginning (2) Commencing at a point 147.5 feet west of the SE corner of said SE¼ SW¼ thence west 212.5 feet; thence North 29°28' West, 553.6 feet; thence North 55°45' East, 185 feet; thence South 29°28' East, 673.5 feet to the place of beginning; (3) Less land described in that certain Warranty Deed dated April 21, 1954 and recorded May 19, 1954 in Book 258 of Deeds on Page 203 thereof; (4) Less that certain Warranty Deed dated April 22, 1954 and recorded May 19, 1954 in Book 258 of Deeds on Page 207 thereof and also (5) That certain Warranty Deed dated April 22, 1954 and recorded May 19, 1954 in Book 258 of Deeds on Page 209,
which lies within the right of way boundary of County Road No. 133 delineate as in said tract of land as Parcel No. 2 of the Plat designated as Olmsted County Highway Right of Way Plat No. 72 on file and of record in the office of the County Recorder in and for Olmsted County.

SE-SW

Said Parcel No. 2 containing 1.69 acres more or less in addition to the existing and presently used right of way of County Road No. 133.

And the said grantor ___, for ~~(himself / themselves)~~ herself ~~(his / their)~~ her 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 ___, for ~~(himself / themselves)~~ herself ~~(his / their)~~ her 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 ___, for ~~(himself / themselves)~~ herself ~~(his / their)~~ her 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 12th day of November, 19 91.

In Presence of: Ellen W. Krueger

Witness _____

Witness _____

STATE OF MINNESOTA

County of Olmsted

On this 12th day of November, 19 91, before me personally

Ellen W. Krueger

appeared to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her 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. Von Lutzow

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

ABSTRACT
WELL CERT
TRACKED
PAID
CHG.

DEPARTMENT OF HIGHWAYS

(HIGHWAY EASEMENT)

620136

TO

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 10½ o'clock A M., and that the same was duly recorded in Book T-5 of Misc on page 29

MARY CALLIER

County Recorder.

By Donald M. Jeppesen Deputy.

Poucher, Mpls.