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

DOCUMENT # 694594
OLMSTED COUNTY RECORDER

NOV - 3 1994 2 pm

PREPARED BY JMB P.W
CHECKED BY
Dear Nancee chg

HIGHWAY EASEMENT INITIALS

Anne C. Donovan, 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:
Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) in Section 24, T106N-R15W and described as follows: Commencing at the southeast corner of said Northeast Quarter (NE 1/4); thence North along the east line of said Northeast Quarter (NE 1/4) 1410.0 feet for a place of beginning; thence West 485.0 feet; thence North 200 feet; thence East 485 feet; thence South along the east line of said Northeast Quarter (NE 1/4) 200 feet to the place of beginning,
which lies within the right of way boundary of County Road No. 104 delineated as in said tract of land as Parcel No. 4 of plat designated as Olmsted County Highway Right of Way Plat No. 96 on file and of record in the office of the County Recorder in and for Olmsted County.

Said Parcel No. 4 containing 0.13 acre more or less in addition to the existing and presently used right of way of County Road No. 104.

And the said grantor ___, for herself ~~himself or themselves~~, her ~~his or 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 ___, for herself ~~himself or themselves~~, her ~~his or 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 ___, for herself ~~himself or themselves~~, her ~~his or 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 ___ day of ~~Sep.~~ Sep. 28, 1994

In Presence of: Anne C. Donovan

Witness ___

Witness ___

STATE OF MINNESOTA

County of Olmsted

On this 28th day of September, 1994, before me personally Anne C. Donovan

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.

3 Nov., 1994

Robert W. Von Lutzel
Asst. County Attorney. ~~Assistant Attorney General.~~

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

TO

STATE OF MINNESOTA
County of _____
Office of County Recorder.
I hereby certify that the within instrument was filed for record in this office on the _____ day of _____, 19__ at _____ o'clock _____ M., and that the same was duly recorded in Book _____ of _____ on page _____

County Recorder.

By _____ Deputy.

Poucher, Mpls.