

(Top 3 inches reserved for recording data)

EASEMENT DEED
Individual to Entity

eCRV number: **Exempt**

DEED TAX DUE: **\$Exempt**

DATE: May 19, 2022

FOR VALUABLE CONSIDERATION, **Nicholas Ryan Fee, a single person** ("Grantor"), hereby conveys and quitclaims to **City of Baxter** ("Grantee"), real property in **Crow Wing** County, Minnesota, legally described as follows:

See Exhibit A

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

Grantor

[Handwritten Signature]

Nicholas Ryan Fee

State of Minnesota, County of Crow Wing

This instrument was acknowledged before me on May 19, 2022 by **Nicholas Ryan Fee**.

(Stamp)



[Handwritten Signature]

(Signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: January 31, 2026
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

Brad Person
Box 472
Brainerd, MN 56401
218-828-1248

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

No change

Exhibit A

EASEMENT AREA

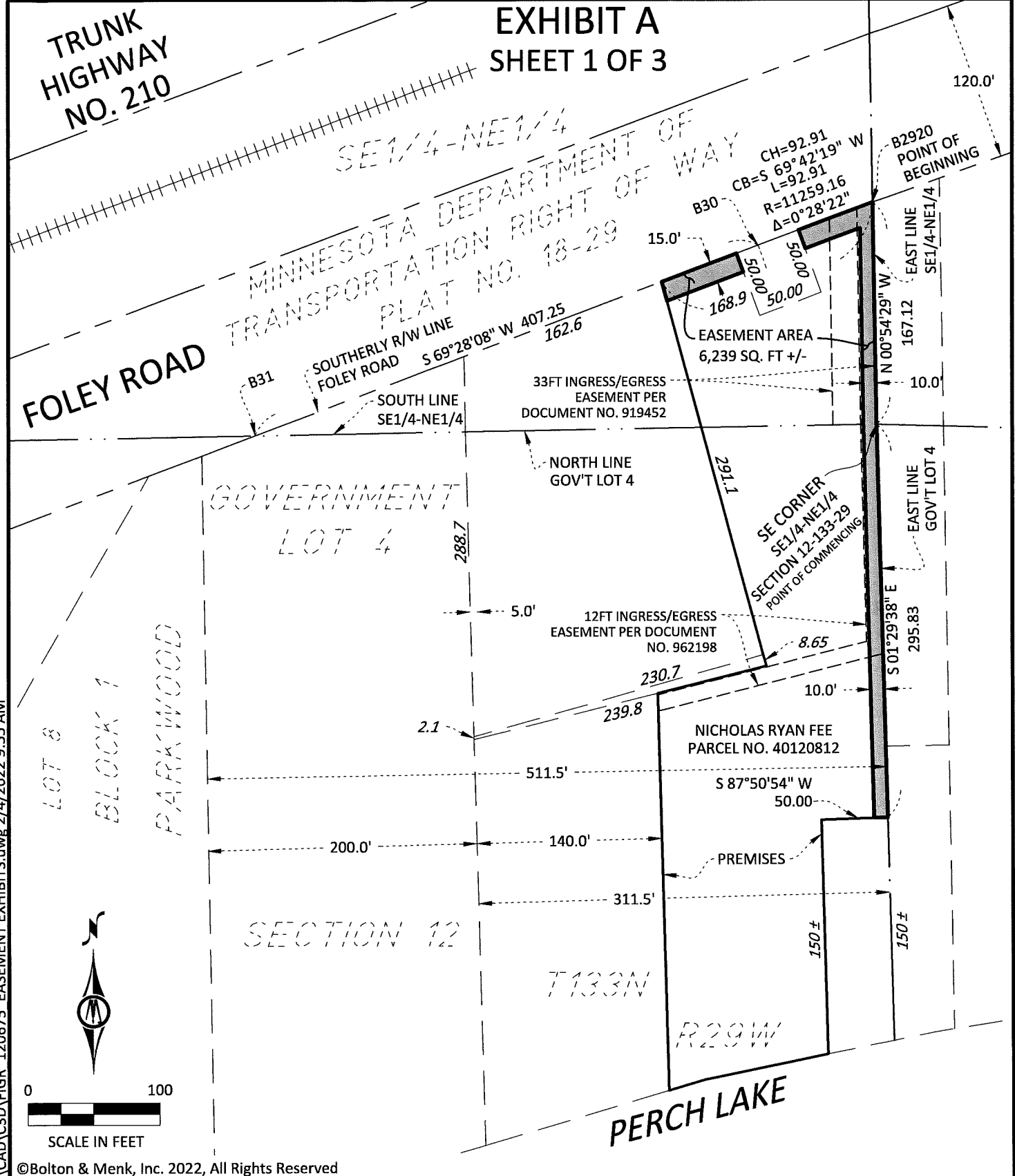
A permanent utility easement over, under and across a 15.00 foot wide strip of land being that part of the hereinbefore described PREMISES and being part of the Southeast Quarter of the Northeast Quarter, Section 12, Township 133 North, Range 29 West, Crow Wing County, Minnesota, that lies southwesterly of, parallel with and adjoining the following described line:

Commencing at the southeast corner of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 54 minutes 29 seconds West (Minnesota County Coordinate System, Crow Wing County, 2011 adjustment) along the east line of said Southeast Quarter of the Northeast Quarter, a distance of 167.12 feet to MNDOT Monument B2920, as delineated on Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-29, according to the recorded plat thereof, Crow Wing County, Minnesota, and the point of beginning of the line to be described; thence southwesterly a distance of 92.91 feet along the southerly right of way line of Foley Road as delineated on said Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-29 and a non-tangential curve concave to the southeast having a radius of 11259.16 feet, a central angle of 0 degrees 28 minutes 22 seconds, and the chord of said curve is 92.91 feet in length and bears South 69 degrees 42 minutes 19 seconds West, to MNDOT Monument B30, as delineated on said Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-29; thence South 69 degrees 28 minutes 08 seconds West, tangent to said curve, along said southerly right of way line, a distance of 407.25 feet to MNDOT Monument B31, as delineated on said Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-29 and said line there terminating.

TOGETHER WITH the East 10.00 feet of said Southeast Quarter of the Northeast Quarter, lying southerly of the above described line.

TOGETHER WITH the East 10.00 feet of said Government Lot 4, of the hereinbefore described Premises. Contains 6,239 square feet of land.

EXHIBIT A
SHEET 1 OF 3



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CERTIFICATE OF EASEMENT
BAXTER, MINNESOTA



7656 DESIGN ROAD, SUITE 200
BAXTER, MINNESOTA 56425
(218) 825-0684

PART OF GOV'T LOT 4 AND PART OF THE SE 1/4-NE 1/4
SECTION 12, T133N, R29W
CROW WING COUNTY
MINNESOTA
FOR: CITY OF BAXTER
NICHOLAS RYAN FEE

JOB NUMBER: T42.120675

FIELD BOOK: SEE FILE

DRAWN BY: ZLZ

S12-T133-R29-10

EXHIBIT A

SHEET 2 OF 3

PREMISES

The East 511.50 feet of Government Lot 4 and Southeast 1/4 of the Northeast 1/4, Section 12, Township 133, Range 29, Except the West 200 feet thereof; and Also Except that part of the West 140 feet of the East 311.50 feet of Government Lot 4, which lies Southerly of the Southerly line as described in Book 204 of Deeds, page 27, being more particularly described as follows: Commencing at the East Quarter corner of said Section 12, thence on a bearing of South 146.90 feet along the East line of said Government Lot 4; thence South 75 degrees 17 minutes 4 seconds West 322.10 feet to the Southwest corner of the tract deeded to Darrell and Marion Miller by the deed recorded in Book 184 of Deeds, page 551; then on a bearing of South 2.10 feet along the West line of the East 311.50 feet of said Government Lot 4 to the point of beginning of the line to be described; then North 76 degrees, 48 minutes East 239.80 feet and said line there terminating; and Also Except that part of Lot 4, Section 12, Township 133, Range 29, described as follows: Commencing at the Northeast corner of Government Lot 4; thence South along the East line of said Lot 4, Section 12, Township 133, Range 29, 295.83 feet to the point of beginning of the tract to be described; thence South 89 degrees 20 minutes 32 seconds West 50 feet; thence South parallel to the East line of said Lot 4, 150 feet more or less to the shore of the lake; thence East along said shoreline to the East line of Government Lot 4; thence North along said East line of Lot 4, 150 feet more or less to the point of beginning. And Except that part of the Southeast Quarter of the Northeast Quarter and Government Lot 4, Section 12, Township 133, Range 29, Crow Wing County, Minnesota, described as follows: Commencing at the quarter corner at the Northeast corner of said Lot 4 and considering the East line of said Lot 4 as a Meridian run North 167.1 feet to the southerly right of way line of the Railroad; thence South 71 degrees 01 minutes West 168.9 feet along said right of way line to the place of beginning: thence South 71 degrees 01 minutes West 162.6 feet along said right of way line to the westerly line of the East 311.5 feet of the said Southeast Quarter of the Northeast Quarter and Government Lot 4; thence South 288.7 feet along said westerly line; thence North 75 degrees 17 minutes East 230.7 feet; thence North 15 degrees 26 minutes West 291.1 feet to the place of beginning; And Except that part of Government Lot 4, Section 12, Township 133, Range 29, Crow Wing County, Minnesota, described as follows: Commencing at the quarter corner at the Northeast corner of said Lot 4; thence South 146.9 feet along the East line of said Lot 4; thence South 75 degrees 17 minutes West 322.1 feet to the Southwest corner of the tract deeded to Darrell V. and Marion R. Miller by the deed recorded in Book 184 of Deeds, page 551; thence South 2.1 feet along the West line of the East 311.5 feet of said Lot 4, thence North 76 degrees 58 minutes East 239.8 feet; thence North 15 degrees 26 minutes West 8.65 feet to the South line of said Miller tract; thence South 75 degrees 17 minutes West 230.7 feet along said South line to the place of beginning: And Except that part of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 133 North, Range 29 West, described as follows: Commencing at the cast iron monument at the East quarter corner of said Section 12; thence North, assumed bearing, 167.36 feet along the East line of said Southeast 1/4 of the Northeast 1/4 to a 4 inch iron pipe; thence South 70 degrees 22 minutes 20 seconds West 60.32 feet to a 4 inch pipe on the southerly line of the Burlington Northern Railroad right of way, the point of beginning; thence South 70 degrees 22 minutes 20 seconds West 50.00 feet along said right of way line to a 4 inch iron pipe; thence South 19 degrees 37 minutes 40 seconds East 50.00 feet to a 4 inch iron pipe; thence North 70 degrees 22 minutes 20 seconds East 50.00 feet to a 4 inch iron pipe; thence North 19 degrees 37 minutes 40 seconds West 50.00 feet to the point of beginning.

Crow Wing County, Minnesota.

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CERTIFICATE OF EASEMENT BAXTER, MINNESOTA



7656 DESIGN ROAD, SUITE 200
BAXTER, MINNESOTA 56425
(218) 825-0684

PART OF GOV'T LOT 4 AND PART OF THE SE1/4-NE1/4
SECTION 12, T133N, R29W
CROW WING COUNTY
MINNESOTA
FOR: CITY OF BAXTER
NICHOLAS RYAN FEE

JOB NUMBER: T42.120675

FIELD BOOK: SEE FILE

DRAWN BY: ZLZ

S12-T133-R29-10

EXHIBIT A SHEET 3 OF 3

EASEMENT AREA

A 15.00 foot wide strip of land being that part of the hereinbefore described PREMISES and being part of the Southeast Quarter of the Northeast Quarter, Section 12, Township 133 North, Range 29 West, Crow Wing County, Minnesota, that lies southwesterly of, parallel with and adjoining the following described line:

Commencing at the southeast corner of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 54 minutes 29 seconds West (Minnesota County Coordinate System, Crow Wing County, 2011 adjustment) along the east line of said Southeast Quarter of the Northeast Quarter, a distance of 167.12 feet to MNDOT Monument B2920, as delineated on Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-29, according to the recorded plat thereof, Crow Wing County, Minnesota, and the point of beginning of the line to be described; thence southwesterly a distance of 92.91 feet along the southerly right of way line of Foley Road as delineated on said Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-29 and a non-tangential curve concave to the southeast having a radius of 11259.16 feet, a central angle of 0 degrees 28 minutes 22 seconds, and the chord of said curve is 92.91 feet in length and bears South 69 degrees 42 minutes 19 seconds West, to MNDOT Monument B30, as delineated on said Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-29; thence South 69 degrees 28 minutes 08 seconds West, tangent to said curve, along said southerly right of way line, a distance of 407.25 feet to MNDOT Monument B31, as delineated on said Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 18-29 and said line there terminating.


TOGETHER WITH the East 10.00 feet of said Southeast Quarter of the Northeast Quarter, lying southerly of the above described line.

TOGETHER WITH the East 10.00 feet of said Government Lot 4, of the hereinbefore described Premises.

Contains 6,239 square feet of land.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.


Zachary Zetah
License Number 52694

02/04/2022
Date

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