

MEMORANDUM OF UNDERSTANDING

City of Baxter Project 4426

On this 24 day of July, 2026, Nancy A. Hansen and Daniel J. Fundingsland ("Owner"), who owns property located in the City of Baxter, County of Crow Wing, and State of Minnesota identified as Parcel Identification Number 40120695, also recognized as 13863 Cheerywood Drive as of 7-9-2026, did execute and deliver a conveyance of real estate rights, specifically a Permanent Drainage & Utility Easement ("Easement") to the City of Baxter ("City").

This Memorandum of Understanding is now made and entered as a memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The City is engaged in the 2026 Mill & Overlay Improvements Project – City Project 4426, to make road improvements throughout the City on the following roadways:

- Joneswood Circle in its entirety.
- Joneswood Drive in its entirety.
- Joshua Tree Circle in its entirety.
- Joshua Tree Drive in its entirety.
- Knotty Pine Drive (North of Marble Road).
- Marble Road (West of Jasperwood Drive).
- Cherrywood Drive (South of Excelsior Road).
- Timberlane Drive in its entirety.
- Park Street in its entirety.
- Woodland Drive in its entirety.

("Project"), adjacent to the Owner's property. The City has identified the need for easements to facilitate the Project. The Owner understands that the acquired property rights are for use in connection with the construction of the Project.

2. That in full compensation for the conveyance of said property rights, the City shall pay the Owner the sum of \$1,500.⁰⁰ for the Easement and any resulting damages. Owner understands that payment by the City must await City Council approval.
3. In the event of a non-substantive clerical error, Owner agrees to cooperate in correcting the error, including resigning all documents.

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Understanding and the Easement signed contemporaneously with this Memorandum of Understanding.

[Signatures on the following pages]

CITY:
CITY OF BAXTER

By: _____
Darrel Olson
Mayor

By: _____
Kelly Steele
Assistant City Administrator / City Clerk

STATE OF MINNESOTA)
COUNTY OF CROW WING) ss.

On this ____ day of _____, 2026, before me a Notary Public within and for said County, personally appeared Darrel Olson and Kelly Steele to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and the City Clerk of the City of Baxter, the Minnesota municipal corporation named in the foregoing instrument, and that it was signed on behalf of said municipal corporation by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipal corporation.

Notary Public

OWNER:

Nancy A. Hansen

Nancy A. Hansen

Daniel J. Fundingsland

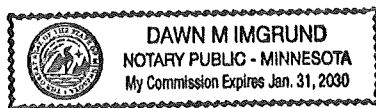
Daniel J. Fundingsland

STATE OF MINNESOTA)

) ss.

COUNTY OF Crow Wing)

This instrument was acknowledged before me on this 24th day of July 2026, by
Nancy A. Hansen and Daniel J. Fundingsland, spouses married to each other.



Dawn M. Imgrund
Notary Public

NOTARY STAMP OR SEAL