
**DISCHARGE AND RELEASE OF DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

A Declaration of Covenants, Conditions and Restrictions dated May 24, 2004 and recorded on May 25, 2004, as Document No. 0664743 in the office of the Crow Wing County Recorder, State of Minnesota (“Declaration”), encumbered or otherwise affected the real property legally described as:

**Lots 1-3, Block 1, Lot 1, Block 2, Lots 1-2, Block 3, JMS Baxter Estates,
Crow Wing County, Minnesota, according to the recorded plat thereof.**

Which has since been replatted as:

**Lots 1-2, Block 1, Third Addition to JMS Baxter Estates, Crow Wing County,
Minnesota, according to the recorded plat thereof;**

**Lots 1-2, Block 1, Second Addition to JMS Baxter Estates, Crow Wing
County, Minnesota, according to the recorded plat thereof;**

**Outlot A and Outlot B, Second Addition to JMS Baxter Estates, Crow Wing
County, Minnesota, according to the recorded plat thereof; and**

**Lot 1, Block 2, Lots 1-2, Block 3, JMS Baxter Estates, Crow Wing County,
Minnesota, according to the recorded plat thereof.**

(“Property”).

The undersigned, City of Baxter Economic Development Authority, a public body corporate and politic under the laws of Minnesota, the City of Baxter, Minnesota, a municipal corporation duly organized and existing under the laws of the State of Minnesota, and Ronald Folmer Carlsen

(collectively, the “Releasing Parties”), are the fee owners of the Property and are therefore the parties authorized under the Declaration to execute and record this discharge and release.

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Releasing Parties hereby discharge, release, terminate, and forever cancel the Declaration and all covenants, conditions, restrictions, reservations, easements, rights, obligations, assessments, liens, architectural controls, approval rights, and other burdens or benefits created by or arising under the Declaration, as they relate to the Property.

Upon recording, this instrument is intended to provide public notice that the Declaration has been fully discharged and released from title to the Property.

Each Releasing Party represents that all approvals, consents, notices, votes, mortgagee approvals, governmental approvals, and other actions required by the Declaration, applicable statutes, and any governing documents have been obtained or satisfied, and that each person signing below is authorized to execute this instrument in the capacity indicated.

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RELEASING PARTIES:

CITY OF BAXTER ECONOMIC DEVELOPMENT AUTHORITY

Dated: _____

By: _____

Name: Mark Cross

Its: President

By: _____

Name: Brad Chapulis

Its: Executive Director

STATE OF MINNESOTA

COUNTY OF CROW WING

This instrument was acknowledged before me on this _____ day of _____, 2026, by Mark Cross and Brad Chapulis, the President and Executive Director, respectively, of the Economic Development Authority of the City of Baxter, Minnesota, a public body corporate and politic under the laws of Minnesota, on behalf of the public body corporate and politic.

Date: _____

(stamp)

Notary Public

CITY OF BAXTER

By: _____
Darrel Olson
Its Mayor

By: _____
Kelly Steele
Its Asst. City Administrator/City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF CROW WING)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Darrel Olson and Kelly Steele, the Mayor and Assistant City Administrator/City Clerk of the City of Baxter, a municipal corporation under the laws of Minnesota, on behalf of the corporation.

Notary Public

Dated: _____

RONALD FOLMER CARLSEN

Ronald Folmer Carlsen

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on _____, 2026, by Ronald Folmer Carlsen, a single person.

Notary Public

(stamp)

THIS INSTRUMENT WAS DRAFTED BY, and RETURN TO:

Greta Bjerkness

Kennedy & Graven, Chartered

150 South 5th Street, Suite 700

Minneapolis, MN 55402

gberkness@kennedy-graven.com

BA430-73