
DISCHARGE AND RELEASE OF AGREEMENT FOR DEVELOPMENT

An Agreement for Development dated September 17, 2004 and recorded on October 15, 2004, as Document No. 0674666 in the office of the Crow Wing County Recorder, State of Minnesota (“Agreement”), encumbers or otherwise affects the real property legally described as:

Lots 1-6, Block 3, JMS Baxter Estates;

Lot 1, Block 2, JMS Baxter Estates;

Lots 1-3, Block 1, JMS Baxter Estates; and

Lot 1, Block 1, Timberline Heights

All in Crow Wing County, Minnesota, according to the recorded plat thereof.

(“Property”). At the time the Agreement was executed, said Property was known as Outlots A and F, Baxter Estates.

The undersigned, City of Baxter Minnesota, a municipal corporation duly organized and existing under the laws of the State of Minnesota is authorized to execute and record this discharge and release.

The City hereby discharges, releases, terminates, and forever cancels the Agreement 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 Agreement, as they relate to the Property.

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

CITY OF BAXTER

IN TESTIMONY WHEREOF, the City has executed this Discharge and Release as of the day and year set forth below.

CITY:

By: _____
Darrel Olson
Its Mayor

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

RATIFIED AND APPROVED BY THE CITY COUNCIL OF BAXTER, MINNESOTA, THIS _____ day of _____, 2026.

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

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