

**MEMORANDUM OF UNDERSTANDING**  
City of Baxter Project 4041

On this 10<sup>th</sup> day of April, 2026, by Denise Mueller and James Mueller, spouses married to each other, ("Owner"), Owner of property located in the City of Baxter, County of Crow Wing, and State of Minnesota identified as Parcel Identification Number: 40140739, did execute and deliver a conveyance of real estate rights, specifically a Temporary Construction Easement and a Permanent Trail, Drainage & Utility Easement ("Easement") to the City of Baxter ("City").

This agreement 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:

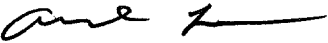
1. The City is engaged in the 2027 CSAH 48 Trail Connections Project – City Project 4140, to connect Marohn Road/Foley Road to Ashdale Lane, and connect Knollwood Drive to Isle Drive ("Project"), adjacent to the Owner's property. The City has identified the need for temporary and permanent easements to facilitate the trail and for grading purposes. 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 \$ 7,300.00 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 clerical error, Owner agrees to cooperate in correcting the error including but not limited to resigning all documents.

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Understanding, the Easement dated April 10, 2026 and that these documents and agreements include all oral agreements, representations, and negotiations between the parties.

DM  
JP 4. Owners request 2 dead oak trees next to temporary easement area are removed as part of the project.

[Signatures on the following pages]

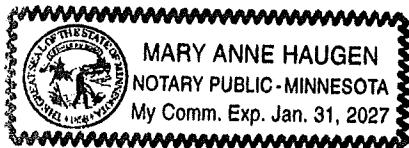
**CITY:  
CITY OF BAXTER**

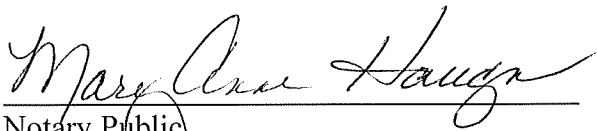
By:   
Darrel Olson  
Mayor

By:   
Kelly Steele  
Assistant City Administrator / City Clerk

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

On this 7<sup>th</sup> day of April, 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

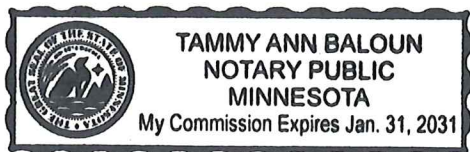
**LANDOWNER:**

Denise Mueller  
Denise Mueller

James Mueller  
James Mueller

STATE OF MINNESOTA            )  
  ) ss.  
COUNTY OF Crow Wing        )

The foregoing instrument was acknowledged before me on 10<sup>th</sup> day of April, 2026, by Denise Mueller and James Mueller, spouses married to each other.



Tammy Baloun  
Notary Public