

## QUIT CLAIM DEED

STATE DEED TAX DUE HEREON: **\$1.65**

Date: \_\_\_\_\_, 2024

FOR VALUABLE CONSIDERATION, The City of Grand Rapids, a municipal corporation under the laws of Minnesota, Grantor, hereby conveys and quitclaims to LCDJ LLC, a limited liability company organized under the laws of Minnesota, Grantee, real property in Itasca County, Minnesota, for Parcel No. 's: 91-415-4410 and 91-415-4415 described as follows:

**That part of 7th Avenue NE vacated in Document No. 47065, lying adjacent to and easterly of Lots 1 through 6, Block 44, GRAND RAPIDS FIRST DIVISION, according to the recorded plat thereof, Itasca County, Minnesota.**

together with all hereditaments and appurtenances belonging thereto.

Grantor covenants and represents that:

- (1) This Deed conveys after-acquired title; and
- (2) Grantor has not made, done, executed or suffered any act or thing whereby the above-described property or any part thereof, now or at any time hereafter, shall or may be imperiled, charged or encumbered in any manner, and Grantor will warrant the title to the above-described property against all persons claiming the same from or through Grantor as a result of any such act or thing, EXCEPT: easements, covenants, reservations, restrictions of record TOGETHER WITH THE FOLLOWING conditions and covenants: None.

Check if applicable:

- The Seller Certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.

\_\_\_\_\_ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

CITY OF GRAND RAPIDS

BY: \_\_\_\_\_  
TASHA CONNELLY  
Its Mayor

ATTEST: \_\_\_\_\_  
KIMBERLY GIBEAU  
Its Clerk

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF ITASCA     )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of October 2024, by Tasha Connelly, and Kimberly Gibeau, the Mayor and Clerk of the City of Grand Rapids, a Minnesota municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
Chad B. Sterle  
Acknowledgement

Tax Statements for the real property described in this instrument should be sent to:

Public Works Director / City Engineer  
ATTN: Matt Wegwerth  
420 N Pokegama Avenue  
Grand Rapids, MN 55744

THIS INSTRUMENT WAS DRAFTED BY:  STERLE LAW OFFICE 502 NW 5 <sup>TH</sup> Avenue Grand Rapids, MN 55744 218-326-9646
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