

CITY OF GRAND RAPIDS, MINNESOTA

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE EXECUTION AND RECORDING OF A QUIT CLAIM DEED TO CORRECT A PARCEL OVERLAP ISSUE

BE IT RESOLVED by the City Council (the “City Council”) of the City of Grand Rapids, Minnesota (the “City”) as follows:

Section 1. Recitals.

1.01. The City, together with Itasca County (the “County”) jointly own certain property legally described in Exhibit A attached hereto (the “Sale Property”), which the Grand Rapids Economic Development Authority (the “Authority”), a body corporate and politic organized and existing under the laws of the State of Minnesota, has proposed to acquire from the City and sell to SE 7th Ave Distribution LLC, a Minnesota limited liability company (the “Developer”).

1.02. To the north of the Sale Property, the City, together with the County, jointly own certain property with a Parcel ID Number of 91-033-1405 and legally described in Exhibit B attached hereto (the “North Parcel Property”).

1.03. The Developer owns certain property with Parcel ID Numbers of 91-033-1410 and 91-033-1430 which are located to the west of the North Parcel Property and the Sale Property and are legally described in Exhibit C attached hereto (the “Developer Property”).

1.03. It was discovered that the legal description of the North Parcel Property overlaps with the legal description of the Sale Property. It was also discovered that the legal descriptions of the Developer Property overlap with the legal description of the Sale Property and the North Parcel Property.

1.04. In order to correct the overlaps, the legal descriptions of the North Parcel Property and Sale Property will be combined so that they become one parcel. The legal description that will appear on the deed is set forth in the attached Exhibit D. The City, County, and the Developer will execute a combination deed with this legal description to the City in order to remove any potential ownership interest that the Developer may have with respect to the overlap between the Developer Property and the Sale Property. Then, the City may convey the Sale Property to the Authority who may convey it to the Developer.

Section 2. Transfer Document Approved.

2.01. The City Council hereby approves conveyance of the North Parcel Property and the Sale Property to the City and consents to the Mayor and City Administrator signing a deed from the City, County, and the Developer to the City and County for the North Parcel Property and the Sale Property.

Adopted on _____, 2024 by the City Council of the City of Grand Rapids, Minnesota.

Mayor

City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE SALE PROPERTY

The property located in the City of Grand Rapids, Itasca County, Minnesota, legally described as:

That part of the East 330.00 feet of the South Half of the Southeast Quarter of the Northeast Quarter of section 33, Township 55 North, Range 25 West, Itasca County, Minnesota, lying southwesterly of the following described line:

Commencing at the southeast corner of said Southeast Quarter of the Northeast Quarter; thence on an assigned bearing of North 01 degrees 20 minutes 08 seconds West, along the east line of said Southeast Quarter of the Northeast Quarter, a distance of 151.91 feet to the point of beginning of the line herein described; thence North 14 degrees 18 minutes 12 seconds West 523.41 feet to the north line of the South Half of the Southeast Quarter of the Northeast Quarter and said line terminating thereat.

PID 91-033-1406

EXHIBIT B

LEGAL DESCRIPTION OF THE NORTH PARCEL PROPERTY

East Three Hundred Thirty Feet (E. 330') of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4), LESS the South 30 acres, Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25), West of the Fourth Principal Meridian,

AND

East Three Hundred Thirty Feet (E. 330') of the North 10 acres of the South 30 acres of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4), Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25), West of the Fourth Principal Meridian, all according to the government survey thereof, on file and of record in the office of the County Recorder of said county and state.

PID 91-033-1405

EXHIBIT C

LEGAL DESCRIPTIONS OF THE DEVELOPER PROPERTY

The South Half of the Northeast Quarter (S ¼ NE ¼), Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25) West of the Fourth Principal Meridian LESS the East 330 feet thereof, Itasca County, Minnesota.

PID 91-033-1430

AND

The Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4), Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25), West of the Fourth Principal Meridian, LESS the following three (3) tracts: Tract 1: South Twenty (20) acres thereof; Tract 2: North 198 feet of West 440 feet thereof; Tract 3: East 330 feet of the North Half thereof, Itasca County, Minnesota.

Subject to easements, restrictions, or reservations of record, if any.

PID 91-033-1410

EXHIBIT D

LEGAL DESCRIPTION OF THE PROPERTY TO BE DEEDED

The East 330 feet of the SE ¼ of the NE ¼ of Section 33, Township 55 North, Range 25 West, Itasca County, Minnesota.