

EXHIBIT B FORM OF QUIT CLAIM DEED

No delinquent taxes and transfer entered;
 Certificate of Real Estate Value
 () filed () not required

Certificate of Real Estate Value
 No. _____
 _____, 20____

 County Auditor
 By _____
 Deputy

(reserved for recording data)

QUIT CLAIM DEED

Corporation or Partnership to Corporation or Partnership

STATE DEED TAX DUE HEREON: \$1.65

Dated: April 23, 2019

FOR VALUABLE CONSIDERATION, City of Marshall, a municipal corporation under the laws of the State of Minnesota, Grantor, hereby conveys and quitclaims to Knochenmus Enterprises, LLP, a limited liability partnership, Grantee, under the laws of the State of Minnesota, real property in Lyon County, Minnesota, described as follows:

See attached Exhibit A.

together with all hereditaments and appurtenances belonging thereto.

This Quit Claim Deed hereby terminates Grantor’s interest in that certain Contract for Deed between the parties dated August 31, 2015, filed September 2, 2015 in the office of the Lyon County Recorder and recorded as Document No. 207294, and all amendments thereto.

The total consideration for this conveyance is \$500.00 or less.

Check box 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 MARSHALL

Affix Deed Tax Stamp Here

By: _____
Robert J. Byrnes
Its: Mayor

By: _____
Sharon Hanson
Its: City Administrator

STATE OF MINNESOTA)
)ss
COUNTY OF LYON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Robert J. Byrnes and Sharon Hanson, the Mayor and City Administrator of City of Marshall, a municipal corporation under the laws of the State of Minnesota, on behalf of the City.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantee):

Knochenmus Enterprises, LLP
PO Box 318
Marshall, MN 56258-0318

THIS INSTRUMENT WAS DRAFTED BY:

QUARNSTROM & DOERING, P.A.
By: Dennis H. Simpson
109 South Fourth Street
Marshall, MN 56258
(507) 537-1441

EXHIBIT A TO QUIT CLAIM DEED

Legal Description

EXHIBIT "A"

TRACT ONE:

That part of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) and that part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Five (5), Township One Hundred Eleven (111), Range Forty-one (41), Lyon County, Minnesota, described as follows: Commencing at the East Quarter corner of said Section 5, thence on an assumed bearing of South 88 degrees 41 minutes 13 seconds West along the East-West Quarter line of said Section 5 a distance of 88.62 feet to the centerline of the main track of The Burlington Northern Railway Company; thence northeasterly along said centerline to the intersection with the centerline of the main track of the Chicago and Northwestern Railway Company; thence North 45 degrees 37 minutes 40 seconds West along last said centerline 295.21 feet; thence South 44 degrees 22 minutes 20 seconds West 50.00 feet to the southwesterly right of way line of said Chicago and Northwestern Railway Company, thence southwesterly 68.26 feet along a tangential curve concave to the southeast, having a radius of 128.52 feet and a central angle of 30 degrees 54 minutes 51 seconds to the centerline of the railroad Spur Track i.C.C. No. 17, thence South 45 degrees 37 minutes 40 seconds East along the centerline of said Spur Track 20.68 feet; thence Southeasterly along last said centerline, 344.93 feet along a tangential curve concave to the West, having a radius of 407.48 feet and a central angle of 48 degrees 30 minutes to the northwesterly right of way line of said Burlington Northern Railway Company; thence Northeasterly 218.02 feet along last said right of way line to the intersection with the southwesterly right of way line of said Chicago and Northwestern Railway Company thence North 45 degrees 37 minutes 40 seconds West along last said right of way line 263.32 feet to the point of beginning.

AND

That part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Five (5), Township One Hundred Eleven (111) North Range Forty-one (41) West of the Fifth Principal Meridian, bounded and described as follows: Commencing at a point distant 50 feet Northwesterly, measured at right angles or radially from the center line of the main track of the Burlington Northern, Inc. as now located, and distant 50 feet Southwesterly measured at right angles from the center line of the main track of the Chicago and North Western Transportation Company, as said main track is now located; thence Northwesterly parallel with said (Chicago and North Western Transportation Company) main track center line a distance of 220 feet to the point of beginning of the parcel of land herein described; thence Southeasterly along the last described course, parallel with said (Chicago and North Western Transportation Company) main track center line, a distance of 220 feet to the point of commencement; thence Northeasterly parallel with and distant 50 feet Northwesterly, measured at right angles or radially, from said (Burlington Northern Inc.) main track center line a distance of 28 feet, more or less, to a point distant 25 feet Southwesterly measured at right angles, from said Chicago and North Western Transportation Company main track center line; thence Northwesterly parallel with said last described main track center line a distance of 220 feet, thence Southwesterly along a straight line a distance of 28 feet, more or less, to the point of beginning.

AND

Lots One (1) and Two (2) in Block Nine (9) in Marshall Right of Way Addition to The City of Marshall, according to the plat thereof on file and of record in the Office of the County Recorder in and for Lyon County, Minnesota.

AND

All that part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Five (5), Township One Hundred Eleven (111), Range Forty-one (41), Lyon County, Minnesota, described as follows: Commencing at the point of intersection of the centerline of the main track of the Chicago and Northwestern Railway Company with the centerline of the main track of the Burlington Northern Railway Company, thence northwesterly along said centerline of the main track of the Chicago and Northwestern Railway Company 300.21 feet; Thence northeasterly deflecting to the right 90 degrees a distance of 50.00 feet to the northeasterly right of way line of said Chicago and Northwestern Railway Company and the point of beginning of the land to be described; thence continuing northeasterly along last described course 50.00 feet; thence Southeasterly parallel with said northeasterly right of way line 190.61 feet to the Northwesterly right of way line of said Burlington Northern Railway Company, Thence southwesterly along last said right of way line 54.93 feet to the intersection with said northeasterly right of way line of the Chicago and Northwestern Railway Company, thence northwesterly along the last said right of way line 222.43 feet to the point of beginning.

TRACT TWO:

Outlot A, Moose Addition to the City of Marshall, Minnesota, according to the recorded plat thereof.

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27.600092.0

27.739027.0

27.600091.0

42001.0