

QUIT CLAIM DEED

STATE DEED TAX DUE HEREON: \$1.65

Date: May 14, 2024

Total consideration for this transaction is \$3,000 or less.

FOR VALUABLE CONSIDERATION, the City of Marshall, a Minnesota municipal corporation (“Grantor”), hereby conveys and quit claims to TA Real Estate Holdings, LLC, a Minnesota limited liability company (“Grantee”), real property in Lyon County, Minnesota, legally described on the attached Exhibit A

(the “Property”)

together with all hereditaments and appurtenances belonging thereto.

Check here if part or all of the land is Registered (Torrens)

EXHIBIT A
Legal Description of the Property

All that part of the NE 1/4 SW 1/4 of Section 3, Township 111 N, Range 41, described as follows: Beginning at a point 33 feet south and 856 feet west of the northeast corner of said NE 1/4 SW 1/4 designated as south line of Trunk Highway No. 19; running thence South at right angles a distance of 92 feet; thence West at right angles a distance of 150 feet; thence North at right angles a distance of 75 feet; thence East at right angles a distance of 104 feet; thence North at right angles a distance of 17 feet; thence East at right angles a distance of 46 feet to the place of beginning. Subject to an easement on the West 10 feet thereof for public utilities or an alley.

Subject to existing easements of record,

And

Excepting therefrom the right of way of Trunk Highway No. 19 (a/k/a East College Drive) as now located and established.

which lies North of a line run parallel with and distant 57 feet South of line 1 described below:

Line 1: Beginning at a point on the west line of Section 3, Township 111 North, Range 41 West, which is 5.64 feet South of the West Quarter corner of said Section 3; thence Easterly on an azimuth of 90 degrees 54 minutes 10 seconds the direction is based on the Minnesota State Plane Coordinate System, South Zone, North American Datum of 1927, a distance of 1,426.34 feet; thence Easterly a distance of 177.38 feet along a tangential curve concave to the South having a radius of 68,754.94 feet and a central angle of 0 degrees 08 minutes 52 seconds; thence on an azimuth of 91 degrees 03 minutes 02 seconds, tangent to said curve, a distance of 3,794.40 feet to a point on the East line of said Section 3 which is 4.62 feet North of the East Quarter corner thereof.

All in the County of Lyon, State of Minnesota.