

State of Minnesota
County of Watonwan

RESOLUTION NO. 10.25.04

**RESOLUTION APPROVING TRANSFER OF CITY-OWNED PROPERTY TO THE
ECONOMIC DEVELOPMENT AUTHORITY**

WHEREAS, the City of St. James (“City”) is the fee owner of certain real property legally described as follows (“Property”):

“SEE EXHIBIT A”

WHEREAS, the City recognizes the importance of promoting economic development, redevelopment, and community growth consistent with adopted plans and policies; and

WHEREAS, the City of St. James Economic Development Authority (“EDA”) has the statutory authority under Minnesota Statutes, Sections §469.090 to §469.1082, to acquire, hold, and dispose of real property for economic development purposes; and

WHEREAS, the City Council finds it to be in the public interest to transfer ownership of the Property to the EDA in order to facilitate future development and to further the community’s economic development goals.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF ST. JAMES, MINNESOTA**, as follows:

1. The City Council hereby approves the transfer to the Property to the St. James Economic Development Authority.
2. The Mayor and City Clerk-Treasurer are authorized and directed to execute a quit claim deed any related documents necessary to effectuate the transfer of title to the EDA.
3. The EDA shall hold, market or dispose of the Property in accordance with its statutory authority and in furtherance of the community’s economic development objectives.

Adopted by the City Council this 7th day of October 2025.

Christopher Whitehead, Mayor

ATTEST:

Kristin K. Hurley, City Clerk

Published: _____

Filed: _____

Effective Date: October 7, 2025

[this space for recording information]

Quit Claim Deed, Business Entity to Business Entity

QUIT CLAIM DEED

eCRV number:

State Deed Tax Due: \$1.65

Dated: _____

FOR VALUABLE CONSIDERATION, City of St. James, a municipal corporation under the laws of the State of Minnesota ("Grantor"), hereby conveys and quitclaims to St. James Economic Development Authority, a municipal corporation under the laws of the State of Minnesota ("Grantee"), real property in Watonwan County, Minnesota, legally described as follows:

See Attached Exhibit "A"

The Total Consideration for this transfer of Real Property is \$3,000 or less.

Check here if all or part of the described property is Registered (Torrens) _____

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check applicable box:

- ☒ [X] The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ [] A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- ☐ [] 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.

IN WITNESS WHEREOF, first party has hereunto set his/her hand and seal the day and year first written above.

GRANTOR:

CITY OF ST. JAMES

By: _____
Chris Whitehead
Its: Mayor

By: _____
Kristin Hurley
Its: City Clerk - Treasurer

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on _____, by Chris Whitehead, as Mayor, and by Kristin Hurley, as City Clerk-Treasurer, of City of St. James.

NOTARY PUBLIC

My Commission Expires: _____

THIS INSTRUMENT WAS DRAFTED BY:

SUNDE, OLSON, KIRCHER
& ZENDER PLC
Attorneys At Law
108 Armstrong Blvd. South
P.O. Box 506
St. James, MN 56081
(507) 375-3352

TAX STATEMENTS FOR THE REAL
PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:

St James EDA
P.O. Box 70
St. James, MN 56081

Exhibit "A"

That part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 106 North, Range 32 West, Watonwan County, Minnesota, lying southerly and adjoining the following described line:

Commencing at the southeast corner of Lot 1, Block 1, Floradale Addition No. 4, according to the recorded plat thereof;
thence North 88 degrees 07 minutes 03 seconds West (assumed bearing), along the south line of said Floradale Addition No. 4, a distance of 175.51 feet;
thence South 00 degrees 15 minutes 30 seconds East, a distance of 267.94 feet;
thence southeasterly, 293.80 feet along a tangential curve to the left, having a radius of 489.03 feet;
thence southeasterly, 49.57 feet along a reverse curve to the right, having a radius of 433.53 feet and a central angle of 06 degrees 33 minutes 03 seconds, to the south line of the Southwest Quarter of the Northeast Quarter of said Section 24, and there terminating.

Said parcel contains 2.08 acres, more or less, and is subject to, and together with, any and all easements of record.