

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Business Entity to Business Entity

eCRV number: _____

DEED TAX DUE: \$ _____

DATE: _____, 2020

FOR VALUABLE CONSIDERATION, **KDJ Custom Homes, LLC**, a **Limited Liability Company** under the laws of **Minnesota** (“Grantor”), hereby conveys and quitclaims to **City of Princeton**, a **Municipal Corporation** under the laws of **Minnesota** (“Grantee”), real property in **Mille Lacs** County, Minnesota, legally described as follows:

That part of the Southwest Quarter of the Southwest Quarter of Section 28, Township 36, Range 26, Mille Lacs County, Minnesota, described as follows:

Commencing at the point of intersection of the East line of said Southwest Quarter of the Southwest Quarter with the centerline of West Branch Street; thence North 01 degrees 46 minutes 50 seconds West, assumed bearing along the East line of the Southwest Quarter of the Southwest Quarter, a distance of 214.10 feet to the Southerly right of way line of State Trunk Highway No. 95 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 48-6, said Mille Lacs County, Minnesota; thence North 53 degrees 19 minutes 22 seconds West, along said Southerly right of way line of State Trunk Highway No. 95, a distance of 80.00 feet; thence South 23 degrees 17 minutes 14 seconds West, along a line to be hereafter referred to as “Line A”, a distance of 153.09 feet to a point on said centerline of West Branch Street distant 178.69 feet Northwesterly of said point of commencement, as measured along said centerline of West Branch Street, said point being the point of beginning of the land to be described; thence return North 23 degrees 17 minutes 14 seconds East, along said “Line A”, a distance of 34.99 feet to the intersection with a line drawn parallel with and distant 33.00 feet Northeasterly of said centerline of West Branch Street; thence North 47 degrees 18 minutes 27 seconds West, along said last described parallel line, a distance of 356.88 feet to the intersection with the East line of the former Burlington Northern Railroad Company right of way; thence South 16 degrees 27 minutes 00 seconds East, along said East line of the former Burlington Northern Railroad Company right of way, a distance of 64.34 feet to the intersection with said centerline of West Branch Street; thence South 47 degrees 18 minutes 27 seconds East, along said centerline of West Branch Street, a distance of 313.28 feet to the point of beginning.

THE CONSIDERATION FOR THIS TRANSACTION IS LESS THAN \$500.00.

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

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- 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.

Grantor

KDJ CUSTOM HOMES, LLC

By: _____

Its: _____

State of Minnesota, County of _____

This instrument was acknowledged before me on _____, 2020, by _____ as _____ of **KDJ Custom Homes, LLC, a Minnesota Limited Liability Company.**

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

Paul D. Dove
DOVE FRET LAND, P.L.L.P.
5881 Cedar Lake Road
Minneapolis, MN 55416
(952) 545-9000

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

City of Princeton
705 Second Street No.
Princeton, MN 55371