

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Business Entity to Individuals

Consideration is less than \$3,000.00

DEED TAX DUE: \$ 1.65

DATE: _____

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

See Exhibit A

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

CITY OF PRINCETON

By: _____

Thom Walker

Its: **Mayor**

By: _____

Michele McPherson

Its: **City Administrator**

State of Minnesota, County of **Mille Lacs**

This instrument was acknowledged before me on _____, **2023**, by **Thom Walker** as **Mayor** and by **Michele McPherson** as **City Administrator** of **City of Princeton**.

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Damien F. Toven
Damien F. Toven & Associates, LLC
413 S. Rum River Dr., Suite 6
Princeton, MN 55371

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
Higgins Homes, LLC
C/O Matthew Higgins, President
2891 121st Ct. NE
Blaine, MN 55339

Exhibit A

The South 35.00 feet of the West 72.00 feet of Lot 8, Block 3, DAMONS ADDITION TO PRINCETON, Mille Lacs County, Minnesota.

Subject to a utility easement, which Grantors do hereby further grant, bargain, sell, convey and warrant to Grantees, their successors and assigns forever, a permanent easement, with the right, privilege and authority to said Grantees, their contractors and agents, to access, construct, reconstruct, operate and maintain public utilities over or under the easement area.