
EASEMENT FOR INGRESS AND EGRESS

THIS EASEMENT made this _____ day of _____, 2023, by and between Princeton Independent School District 477, a Minnesota Independent School District, hereinafter "Grantors," and The Trustees of the First Congregational Church of Princeton; Phillip Gerth (a/k/a Phillip D. Gerth); Dylan T. Howard; Howard Family Holdings, LLC; Elaine M. Byker and the Fraternal Lodge No. 92, Ancient Free and Accepted Masons of Princeton, Incorporated. "Grantees".

WITNESSETH:

Grantors are the fee owner of the following described lands lying and being in the County of Mille Lacs and State of Minnesota:

See Exhibit A

(the "Grantor Property").

Grantees are the fee owner of the following described lands lying and being in the County of Mille Lacs and State of Minnesota:

See Exhibit B

(the "Grantee Property").

EASEMENT FOR INGRESS/EGRESS

Grantors do hereby grant, bargain, sell, convey and warrant to Grantees an easement for purposes of ingress and egress to Grantee property. Said easement shall run across Grantor Property and includes all rights typically associated with ingress and egress easements to be extended to include all tenants, guests, employees and general members of the public. Grantors are prohibited from constructing, placing or permitting any obstructions within the easement area that interfere with this easement for ingress and egress.

Said easement area legal described as: See Exhibit A

Exhibit A

Lot 10, Block 7, TOWN OF PRINCETON, Mille Lacs County, Minnesota.

AND

The West Half of the vacated alley running North and South between Lots 3 and 10, said Block 7.

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.

Exhibit B

Lots 11 and 12, Block 7, Original Townsite of Princeton, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota.

And

Lot 9, Block 7, of the Village of Princeton, according to the plat thereof and of record in the office of the County Recorder, Mille Lacs County Minnesota and the West Half of that portion of the vacated alley running North and South through said Block 7 that lies between Lots 9 and 4 of Block 7 Original Townsite of Princeton, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota.

And

The East 50 feet of the West 80 feet of Lot 1, Block 7 and the South 10 feet of the West 50 feet of the East 118.5 feet of Lot 2, Block 7, all in the Original Townsite of Princeton, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota.

And

The West 38.5 feet of the East 68.5 feet of Lot 1, Block 7, and the South 10 feet of the West 38.5 feet of the East 68.5 feet of Lot 2, Block 7, all in the Original Townsite of Princeton, according to the Government Survey thereof, Mille Lacs County, Minnesota.

And

The West 30 feet of Lot 1 and 2, Block 7, Townsite of Princeton, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota.

And

The East 30 feet of Lot 1 and the South 10 feet of the East 30 feet of Lot 2, all in Block 7, Original Townsite of Princeton, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota.