
EASEMENT FOR INGRESS AND EGRESS

THIS EASEMENT made this _____ day of _____, 2023, by and between Pettibone Nursery and Landscape, a Minnesota Sole Proprietorship hereinafter "Grantors," and Higgins Homes LLC and Princeton Pantry A Minnesota Non-Profit Corporation "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

PETTIBONE NURSERY AND LANDSCAPE

Date: _____

BY: _____
Benjamin Nelson, Owner

Date: _____

BY: _____
Teresa Pettibone, Owner

STATE OF MINNESOTA)
) SS:
COUNTY OF)

On this _____ day of _____, 2023, before me, a Notary Public in and for said county, personally appeared Benjamin Nelson Pettibone and Teresa Jane Pettibone, to me personally known, who being duly sworn, did say that they are the Owners of Princeton Pettibone Nursery and Landscape, a Minnesota Sole Proprietorship named in the foregoing instrument and that said instrument was signed on behalf of said Pettibone Nursery and Landscape by authority of its Board and said Benjamin Nelson Pettibone and Teresa Jane Pettibone, acknowledged said instrument to be the free act and deed of said Pettibone Nursery and Landscape.

Notary Public

DRAFTED BY:
Damien F. Toven (0300585)
Damien F. Toven & Associates, LLC
413 S. Rum River Dr., Suite 6
Princeton, MN 55371
(763) 389-2214

SEND REAL ESTATE TAX STATEMENTS TO:
Pettibone Nursery and Landscape
C/O Benjamin Nelson Pettibone and Teresa
Jane Pettibone
29674 152nd St. NW
Zimmerman, MN 55398

Exhibit A

The North 40 feet of Lot 9, Block 3, Damon's Addition to the Village (now City) of Princeton, according to the plat thereof on file and of record in the office of the County Recorder, Mille Lacs County, Minnesota.

Exhibit B

PROPOSED PARCEL A DESCRIPTION: (0.06 Acres)

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

and

PROPOSED PARCEL B DESCRIPTION: (0.04 Acres)

That part of the South 35.00 feet of Lot 8, Block 3, DAMONS ADDITION TO PRINCETON, which lies East of the West 72.00 feet of said Lot 8.

EXCEPT

That part of said Lot 8, Block 3, described as follows:

Beginning at the Northeast corner of said South 35.00 feet of Lot 8; thence south 21 feet; thence west 37 feet; then north 21 feet; thence east 37 feet to point of beginning.