

-----Reserved for Recording-----

GRANT OF EASEMENT

THIS GRANT OF EASEMENT (this "Grant") is made on this ____ day of _____, 2020, by and between James J. Hanson, widowed and not remarried, to the City of Princeton, a Minnesota municipal corporation (Grantee).

RECITALS

Grantor is the owner in fee simple of real property in the County of Mille Lacs, State of Minnesota, which is legally described on Exhibit A attached hereto (the Easement Tract). Grantee desires to use a portion of the Easement Tract for the construction and maintenance of utilities and drainage facilities.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor:

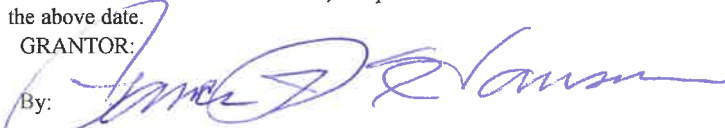
1. Permanent Easement – Grantor hereby grants to Grantee, its successors and assigns, a permanent easement (the Permanent Easement) for utility and drainage purposes over, under, upon, and across that portion of the Easement Tract legally described on Exhibit A and depicted in the attached Exhibit B. The Permanent Easement shall permanently run with the title to the Easement Tract and shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors, and assigns, including but without limitation to, all subsequent owners of the Easement Tract and all persons claiming under them.
2. Use of Easement Tract – Grantor hereby agrees that they will not perform or allow or cause the construction of any improvements on the Easement Tract which could damage or obstruct the Permanent Easement or interfere with Grantee's access to or Grantee's right to construct, maintain, and repair the utilities and drainage improvements on the Easement Tract.
3. Warranty of Title – Grantor represents and warrants to Grantee that they are the only owner of fee simple title to the Easement Tract, and that there are no encumbrances of any nature affecting title to the Easement Tract except as noted here:

- Easement to the Village (City) of Princeton, Granted Sept. 23, 1960 and recorded Sept. 27, 1960 as Document No. 133091.
- Deferred Loan Repayment Agreement and Mortgage, City of Princeton, Executed Aug. 4th, 2015 and recorded Dec. 22, 2106 as Document No. A398594.

4. Governing Law – This Grant of Easement shall be construed and governed by the laws of the State of Minnesota.

IN WITNESS WHEREOF, the parties hereto have executed this Grant of Easement on the above date.

GRANTOR:

By: 
James J. Hanson

GRANTEE:
CITY OF PRINCETON

By:

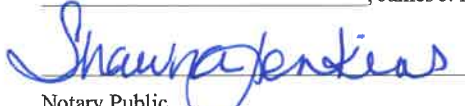
Its: Mayor

By: 
Its: City Clerk

STATE OF MINNESOTA)
)SS.
COUNTY OF HENNEPIN)



This instrument was acknowledged before me this 16th day of July, 2020 by _____, James J. Hanson widowed and not remarried.


Notary Public

STATE OF MINNESOTA)
)SS.
COUNTY OF HENNEPIN)

This instrument was acknowledged before me this _____ day of _____, 2020 by Brad Schumacher and Shawna Jenkins, the Mayor and City Clerk respectively of the City of Princeton, a Minnesota municipal corporation, on behalf of the Corporation.

Notary Public

Exhibit A

"Property"

Outlot 3, Goulding's Addition to Princeton, less the West 148.5 feet thereof, Mille Lacs County, Minnesota.

And also:

Lot 1, Block 1, Goulding's Addition to Princeton, Mille Lacs County, Minnesota.

"Easement Area"

A permanent easement, under, and across Outlot 3, Goulding's Addition to Princeton, Mille Lacs County, Minnesota. Said permanent easement lies 5.00 feet on either side of the following described centerline:

Beginning at a point on the north line of said Outlot 3, 518.5 feet east of the northwest corner of said Outlot 3; thence southerly and parallel to the west line of said Outlot 3, 99.0 feet to the south line of said Outlot 3 and there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on the north and south lines of said Outlot 3.

And also:

A permanent easement over, under, and across the East 12.50 feet of the West 28.50 feet of Lot 1, Block 1, Goulding's Addition to Princeton, Mille Lacs County, Minnesota.

