

Document No. **A1557396**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 01-14-2022 at 8:49 AM
W. MARK KRUPSKI - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: \$46.00 Pages: 4

Olmsted County Minnesota
01-14-2022
No Delinquent Taxes
Certificate of Real Estate Value# 1371431
Deed Tax \$ 165.00
Transfer Entered
W. Mark Krupski/Lorri Starkson, deputy
64.08.44.041674

WARRANTY DEED

Date: December 23, 2021

eCRV: 1371431

State deed tax due hereon: \$165.00

FOR VALUABLE CONSIDERATION, Olmsted County, a political subdivision of the State of Minnesota, Grantor, hereby conveys and warrants to Joseph Powers, a single person, Grantee, real property in Olmsted County, Minnesota, described as follows:

A part of the Southeast Quarter of the Southeast Quarter of Section 8, Township 106 North, Range 14 West, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North, assumed bearing, along the east line thereof 329.00 feet; thence South 74°05'00" West 197.70 feet; thence North 72°00'00" West 37.46 feet to the westerly line of a strip of land conveyed to Olmsted County by a deed recorded in Book 339 of Deeds on Page 880 in the office of the Olmsted County Minnesota Recorder, to the point of beginning; thence South 38°18' West along said westerly line 87.24 feet; thence South 09°00' West 87.09 feet; thence South 77°12' West 133.53 feet; thence South 58°14' West 133.00 feet; thence North 50°56'15" West 109.57 feet; thence North 47°30' East 224.00 feet; thence North 40°24' East 139.10 feet to the centerline of County Road Number 125 (formerly known as County Road "D"); thence South 60°22'30" East along said centerline 125.00 feet; thence South 72°00' East 33.74 feet to the point of beginning; being subject to the County Road Number 125 right-of-way along the northerly boundary thereof.

(Designated as PIN # 64.08.44.041674 on the attached "Private Access and Encroachment Easements" Exhibit)

TOGETHER WITH:

A non-exclusive easement over and across the following described strip of land for ingress to and egress from the above described parcel:

A strip of land 27.00 feet in width adjacent to the aforesaid parcel in the

Southeast Quarter of the Southeast Quarter of Section 8, Township 106 North, Range 14 West, being 7.00 feet on the westerly side and 20.00 feet on the easterly side of the following described line: Commencing at the southeast corner of the aforesaid Section 8; thence due North, assumed bearing, along the east line of said Southeast Quarter 329.00 feet; thence South 74°05' West 197.7 feet; thence North 72°00' West 30.00 feet for a point of beginning of the line to be described (said point being in the centerline of County Road Number 125); thence South 38°18' West 88.00 feet; thence South 09°00' West 90.00 feet; thence South 77°12' West 137.1 feet; thence South 58° 14' West 129.4 feet and there terminating.

(Recorded on Page 945 in Book 374 of Deeds in the office of the Olmsted County Recorder. Said easement is shown on the attached "Private Access and Encroachment Easements Exhibit")

SUBJECT TO:

1. An encroachment easement shown on the attached "Private Access and Encroachment Easements Exhibit" in the shaded area labeled "Proposed Encroachment Easement" dated December 23, 2021 and recorded on January 13, 2022 as Document No. 1557374 in the Office of the Olmsted County Recorder. Said easement is described as follows:

That part of the Southeast Quarter of the Southeast Quarter of Section 8, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows: Commencing at the southeast corner of said Southeast Quarter; thence North 00°00'00" West, assumed bearing, along the east line thereof, 329.00 feet to the centerline of County Road No. 125 (the next 2 courses are along said centerline); thence South 74°05'00" West, 197.70 feet; thence North 72°00'00" West, 37.46 feet; thence South 38°18'00" West, 22.85 feet to the southerly right of way line of said County Road No. 125 for the point of beginning; thence continue South 38°18'00" West, 64.39 feet; thence South 09°00'00" West, 87.09 feet; thence South 77°12'00" West, 133.53 feet; thence South 58°14'00" West, 133.00 feet; thence North 52°51'03" East, 102.33 feet; thence North 72°27'18" East, 78.36 feet; thence North 69°50'50" East, 65.65 feet; thence North 09°08'31" East, 11.32 feet; thence South 84°53'45" East, 12.41 feet; thence North 19°14'26" East, 22.92 feet; thence North 11°48'25" East, 48.86 feet; thence North 28°00'43" East, 27.71 feet; thence North 45°48'48" East, 21.96 feet; thence North 26°30'48" East, 16.12 feet to the southerly right of way line of said County Road Number 125; thence South 63°29'12" East, along said southerly right of way line, 12.57 feet to the point of beginning.

2. A non-exclusive easement reserved by Mayowood Enterprises, Ltd, a Limited Partnership over, on, and under the aforesaid parcel PIN # 64.08.44.041674 described above five feet on either side of all water, sewer, and gas pipes now located thereon for

the purpose of repairing, maintaining, and replacing such pipes which service premises other than the aforesaid parcel PIN # 64.08.44.041674 in a warranty deed dated October 19, 1979 and recorded October 26, 1979 as Document No. 419873 in the Office of the Olmsted County Recorder.

3. All easements and other rights contained in the November 1, 1977, Sewer Agreement recorded in the office of the Olmsted County Recorder on November 9, 1977, in Book E-4 of Miscellaneous on Page 123. By accepting this deed, Grantee assumes and agrees to perform all obligations of "First Party" under said Sewer Agreement.

As well as other easements, covenants, and restrictions of record.

Also reserving unto Grantor all iron ore and other valuable minerals in and upon the land, pursuant to Minn. Stat. 373.01, subd.1.


Seller certifies that Seller does not know of any wells located upon the described real property.


Heidi Welsch, Clerk-Administrator

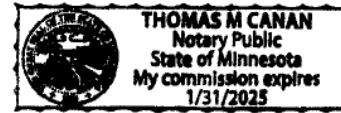

Stephanie Podulke, Board Chairperson

STATE OF MINNESOTA)
) ss.
COUNTY OF OLMSTED)

The foregoing instrument was acknowledged before me this 23rd day of December, 2021, by Stephanie Podulke and Heidi Welsch, Board Chairperson and County Clerk-Administrator, respectively, of Olmsted County, Minnesota, a political subdivision under the laws of the State of Minnesota, on behalf of the Board of Commissioners thereof.



Notary Public



Tax Statements for the real property described in this instrument should be sent to:

Joe Powers
Powers Ventures
1203 2nd St. SW
Rochester, MN 55902

THIS INSTRUMENT WAS DRAFTED BY:

Thomas M. Canan
Senior Assistant Olmsted County Attorney
Olmsted County Government Center
151 4th St. S.E.
Rochester, MN 55904
(507) 328-7615