

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Business Entity to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.3.4

DEED TAX DUE: \$ 1.65

DATE: _____, 2016

The total consideration for this transfer of property is \$500.00 or less.

eCRV Number: _____

The City of Rockville, Minnesota, a Minnesota municipal corporation (“**Grantor**”) owns the real property legally described in **Exhibit A** (the “City Parcel”).

Bruce D. Conrad, a single adult (“**Grantee**”) owns the real property legally described in **Exhibit B** (the “Grantee Parcel”).

FOR VALUABLE CONSIDERATION, Grantor hereby conveys and quitclaims to Grantee a portion of the City Parcel legally described in **Exhibit C** (“Tract A”) as depicted in **Exhibit D**, together with all hereditaments and appurtenances belonging thereto.

Grantor conveys Tract A to Grantee subject to a 10 foot wide public drainage and utility easement along Prairie Drive as depicted in **Exhibit D**.

Tract A shall be permanently attached to the Grantee Parcel and shall be considered one property for the purposes of resale as legally described in **Exhibit E** (“Combined Parcel”) and shall not be conveyed independently unless approved by the City of Rockville.

Check here if all or part of the described real property is Registered (Torrens)

Grantor:
CITY OF ROCKVILLE, MINNESOTA

By _____
Jeff Hagen, Its Mayor

By _____
Martin Bode, Its City Administrator-Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF STEARNS)

On this ____ day of _____, 2016, before me, a Notary Public for this County, personally appeared Jeff Hagen, who, being by me duly sworn, did say that he is the Mayor of the City of Rockville, a Minnesota municipal corporation, and that this instrument was signed on behalf of said corporation by authority of its City Council and acknowledged said instrument to be the free act and deed of said corporation.

Notary Public

STATE OF MINNESOTA)
) SS
COUNTY OF STEARNS)

On this ____ day of _____, 2016, before me, a Notary Public for this County, personally appeared Martin Bode, who, being by me duly sworn, did say that he is the City Administrator-Clerk of the City of Rockville, a Minnesota municipal corporation, and that this instrument was signed on behalf of said corporation by authority of its City Council and acknowledged said instrument to be the free act and deed of said corporation.

Notary Public

THIS INSTRUMENT DRAFTED BY:
Rinke Noonan (AAR/mjr)
1015 West St. Germain, Suite 300
P.O. Box 1497
St. Cloud, MN 56302-1497

TAX STATEMENTS SHOULD BE SENT TO:
Bruce D. Conrad
P.O. Box 153
Rockville, MN 56369

(320) 251-6700
File No. 16642-0079

EXHIBIT A

(City Parcel)

That part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), Section 17, Township 123, Range 29, Stearns County, Minnesota described as follows:

Beginning at the northwest corner of the platted Prairie Drive, according to the plat of PRAIRIE INDUSTRIAL PARK, (That part of said Prairie Drive now vacated), said point is also on the east right of way line of County Road 140; thence North 00 degrees 05 minutes 00 seconds West, plat bearing, along said east right-of-way line, 114.56 feet; thence North 89 degrees 54 minutes 42 seconds East 38.13 feet, thence easterly along a tangential curve concave to the south, radius 340.00 feet, central angle 21 degrees 32 minutes 12 seconds, 127.80 feet; thence South 68 degrees 33 minutes 06 seconds East, along tangent, 184.13 feet; thence southeasterly along a tangential curve, concave to the southwest, radius 340.00, central angle 08 degrees 56 minutes 17 seconds, a distance of 53.04 feet to a point on the north right-of-way of said Prairie Drive, distant 381.85 feet from the point of beginning, thence South 89 degrees 54 minutes 42 seconds West along the north right-of-way line of said Prairie Drive, 381.85 feet to the point of beginning.

(Tax PID No. 76.41630.0350)

EXHIBIT B

(Grantee Parcel)

That part of Prairie Drive according to the recorded plat of Prairie Industrial Park, Stearns County, Minnesota, being vacated per Resolution No. 2004-38, filed for record on September 22, 2004, as Document Number 1127544, being described herein as follows:

Beginning at the northwest corner of said Prairie Drive (now vacated); thence North 89 degrees 54 minutes 42 seconds East, plat bearing, along the north right-of-way line of said Prairie Drive, now vacated, 175.17 feet; thence South 68 degrees 33 minutes 06 seconds East, 139.42 feet; thence southeasterly 140.33 feet along a tangential curve, concave to the southwest, radius 260.00 feet, central angle 30 degrees 55 minutes 24 seconds, to a point of cusp, said point is also on the southerly right-of-way line of said Prairie Drive; thence northwesterly 152.24 feet along the northerly line of Lot 1, Block 1, said Prairie Industrial Park, being a non-tangential curve concave to the southwest having a radius of 200.00 feet, a central angle of 43 degrees 36 minutes 49 seconds, and the chord of said curve is 148.59 feet in length and bears North 68 degrees 21 minutes 04 seconds West; thence South 89 degrees 54 minutes 42 seconds West, along tangent and along said southerly right-of-way line (now vacated), the same also being the north line of said Lot 1 for 260.55 feet to the northwest corner of said Lot 1; thence North 38 degrees 49 minutes 02 seconds West, along the westerly boundary of said Prairie Industrial Park for 28.29 feet; thence North 00 degrees 05 minutes 00 seconds West, along said westerly boundary of Prairie Industrial Park for 57.93 feet to the point of beginning.

(Tax PID No. 76.42147.0004)

EXHIBIT C

(Tract A)

That part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) Section 17, Township 123, Range 29, Stearns County, Minnesota described as follows:

Beginning at the northwest corner of the platted Prairie Drive, according to the plat of PRAIRIE INDUSTRIAL PARK, (That part of said Prairie Drive now vacated), said point is also on the east right of way line of County Road 140; thence North 00 degrees 05 minutes 00 seconds West, plat bearing, along said east right-of-way line, 34.56 feet; thence North 89 degrees 54 minutes 42 seconds East 37.77 feet, thence easterly 97.73 feet along a tangential curve concave to the South, radius 260.00 feet, central angle 21 degrees 32 minutes 12 seconds; thence South 68 degrees 33 minutes 06 seconds East, along tangent, 45.85 feet to the north line of said Prairie Drive now partially vacated per Resolution No. 2004-38, filed for record on September 22, 2004, as Document Number 1127544; thence South 89 degrees 54 minutes 42 seconds West, along the last described north line for 175.17 feet to the point of beginning.

EXHIBIT E

(Combined Parcel)

That part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), Section 17, Township 123, Range 29, Stearns County, Minnesota, and that part of Prairie Drive according to the plat of PRAIRIE INDUSTRIAL PARK, Stearns County, Minnesota, partially vacated per Resolution No. 2004-38, filed for record on September 22, 2004, as Document Number 1127544, lying northerly of the north line of Lot 1, Block 1, said PRAIRIE INDUSTRIAL PARK, and lying easterly of the right of way boundary lines designated by right of way boundary corners B3, B4, and B5 on MINNESOTA DEPARTMENT OF TRANSPORTATION HIGHWAY RIGHT OF WAY PLAT NO. 73-50, and lying southerly and southwesterly of the following described boundary:

Commencing at the northwest corner of the Prairie Drive, according to the plat of PRAIRIE INDUSTRIAL PARK; thence North 00 degrees 05 minutes 00 seconds West, plat bearing, along said east right-of-way line of County Road 140, 34.56 feet to the point of beginning; thence North 89 degrees 54 minutes 42 seconds East 37.77 feet, thence easterly 97.73 feet along a tangential curve concave to the south, radius 260.00 feet, central angle 21 degrees 32 minutes 12 seconds; thence South 68 degrees 33 minutes 06 seconds East, along tangent, 185.27 feet; thence southeasterly 140.33 feet along a tangential curve, concave to the southwest, radius 260.00 feet, central angle 30 degrees 55 minutes 24 seconds, to a point on the southerly right-of-way line of said Prairie Drive and there terminating.

Containing 27,169 Square Feet, more or less.