
(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT FOR
EMERGENCY VEHICULAR INGRESS AND EGRESS PURPOSES**

The Central Baptist Church, a Minnesota non-profit corporation, collectively referred to as Grantor, for good and valuable consideration, to it in hand paid and the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the **City of Saint Paul**, a municipal corporation of the State of Minnesota, its successors, and assigns, as Grantee, a perpetual, nonexclusive easement for Emergency Vehicle Ingress and Egress purposes over and across the following tract of land being in the County of Ramsey, State of Minnesota, described and depicted as follows:

See Exhibit A, attached and fully incorporated herein

To have and to hold the same forever. Grantor covenants that it is well seized in fee of the land and premises aforesaid and has good right to convey the same free of all encumbrances.

This easement does not grant to Grantee or any other party any parking or other rights on or with respect to the easement area.

Grantor also covenants that the above granted easement is in the quiet and peaceable possession of the Grantee. Grantor will warrant and defend against all persons lawfully claiming the whole or any part thereof, subject to encumbrances, if any, hereinbefore mentioned. It is intended and agreed that this agreement shall be a covenant running with the land and shall be binding to the fullest extent of the law and equity for the benefit of the public. It is further intended and agreed that this agreement and covenant shall remain in effect without limitation as to time. In the event of redevelopment of the parking lot, Grantor may modify or relocate the easement area, from time to time, at its own cost, with thirty (30) days' written notice to the Grantee.

Grantor, so long as it owns the property within which the easement is located, and each successor during its period of ownership, shall be responsible for maintenance, cleaning and snow plowing of the above-described easement area.

IN TESTIMONY WHEREOF, Grantor, **The Central Baptist Church**, has caused this dedication to be executed in name, and attested to this day of 20 20
23 April

The Central Baptist Church

By: [Signature]
 Its: SENIOR PASTOR

STATE OF MINNESOTA)
) SS.
 COUNTY OF RAMSEY)

On this 23rd day of April, 20²⁰20, before me, the undersigned Notary Public, personally appeared JOEL LAWRENCE, the SENIOR PASTOR of The Central Baptist Church, a Minnesota non-profit corporation, and known to me to be an authorized agent of the corporation that executed the DEDICATION OF EASEMENT FOR EMERGENCY VEHICULAR INGRESS AND EGRESS PURPOSES and acknowledged that the DEDICATION OF EASEMENT FOR EMERGENCY VEHICULAR INGRESS AND EGRESS PURPOSES to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this DEDICATION OF EASEMENT FOR EMERGENCY VEHICULAR INGRESS AND EGRESS PURPOSES and in fact executed the DEDICATION OF EASEMENT FOR EMERGENCY VEHICULAR INGRESS AND EGRESS PURPOSES on behalf of the corporation.



[Signature]
 Notary Public 04/23/2020

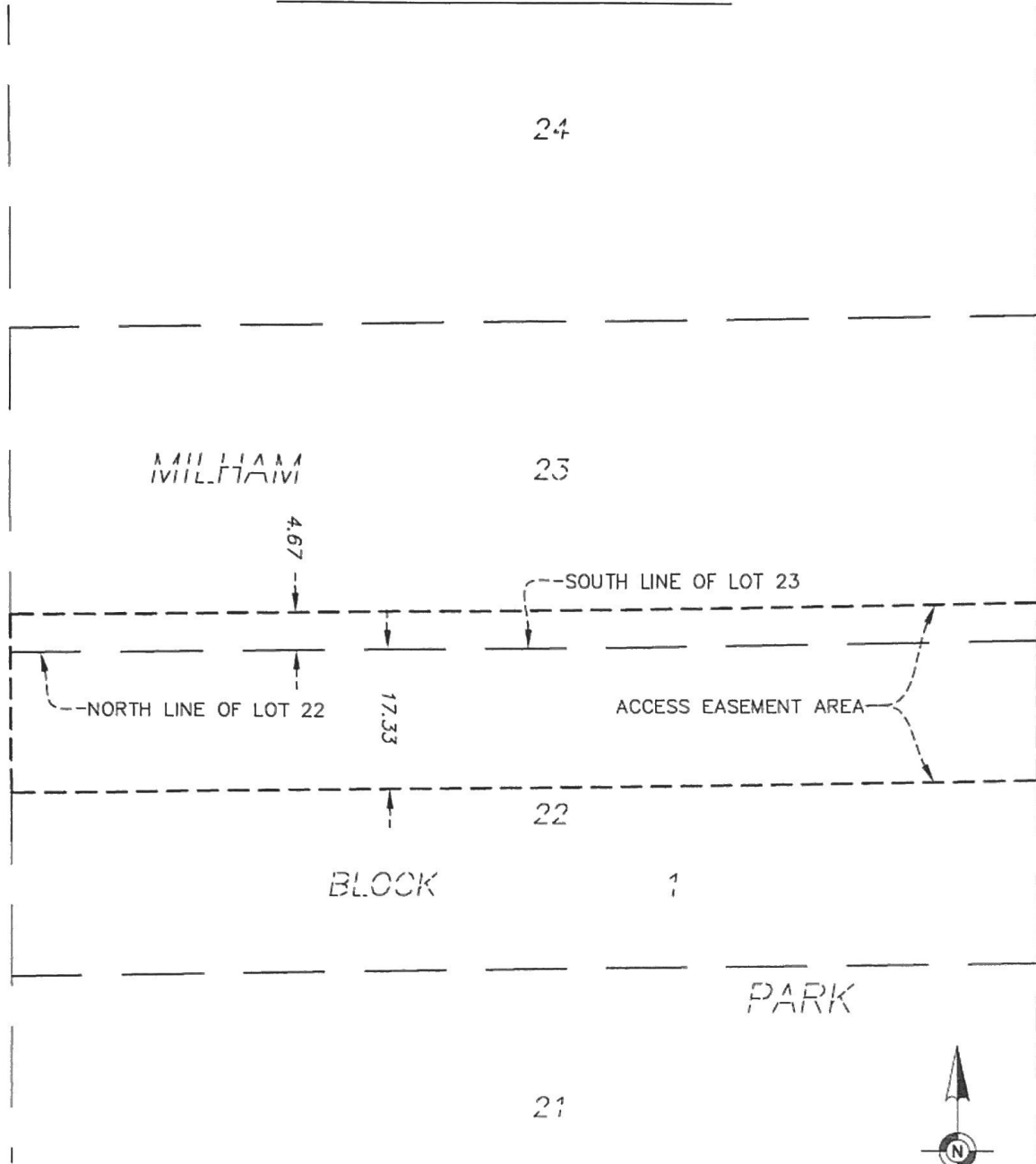
This Instrument was drafted by:
 City of Saint Paul
 Office of Financial Services – Real Estate Section
 25 W. 4th St., Rm. 1000
 St. Paul, MN 55102

EXHIBIT A

Description of Easement Area

An easement for Emergency Vehicular Ingress and Egress lying over, under and across the north 17.33 feet of Lot 22 and the south 4.67 feet of Lot 23, Block 1, MILHAM PARK, Ramsey County, Minnesota.

ACCESS EASEMENT EXHIBIT



ACCESS EASEMENT DESCRIPTION:

An easement for access purposes over, under and across the north 17.33 feet of Lot 22 and the south 4.67 feet of Lot 23, Block 1, MILHAM PARK, Ramsey County, Minnesota.

