

Exhibit B

(Space Above for Recorder/Registrar Use)

DEDICATION OF EASEMENT FOR SIDEWALK AND PEDESTRIAN PURPOSES

James R. Johnsen, as Grantor, for good and valuable consideration, to them 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 permanent easement for sidewalk and pedestrian purposes on, over, under and across the following tract of land being in the County of Ramsey, State of Minnesota, described as follows:

That part of Clarence Street, now vacated, as dedicated in KAMNETZ ADDITION to Saint Paul, and POINT DOUGLAS ADDITION to the City of Saint Paul described as follows:

The easterly 9.00 feet of the south 132.58 feet, and the easterly 35.42 feet of the south 67.30 feet of said vacated Clarence Street, except the east 27.35 feet of the south 62.30 feet.

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

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 TESTIMONY WHEREOF, Grantor has caused this deed to be executed in his name, and attested to this _____ day of _____, 2013.

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James R. Johnsen

STATE OF MINNESOTA }
COUNTY OF RAMSEY } ss

The foregoing was acknowledged before me this _____ day of _____, 2013

by _____ .

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
651-266-8850