
(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT
FOR SIDEWALK PURPOSES**

VHRMR MINN, LLC, a limited liability company under the laws of Minnesota, 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 access, construction and maintenance easement for sidewalk purposes on, over, under and across the following tract of land being in the County of Ramsey, State of Minnesota, described as follows:

See attached Exhibit A

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(s), VHRMR MINN, LLC, a limited liability company under the laws of Minnesota, has caused this deed to be executed in its corporate name by its duly authorized officers, and attested to this ____ day of September, 2015.

VHRMR, MINN, LLC
Grantor

By *Michael V. Harrell*
Its President

STATE OF TEXAS

COUNTY OF Harris

The foregoing was acknowledged before me this 22nd day of September, 2015 by MICHAEL V. HARRELL, the President of VHRMR MINN, LLC.

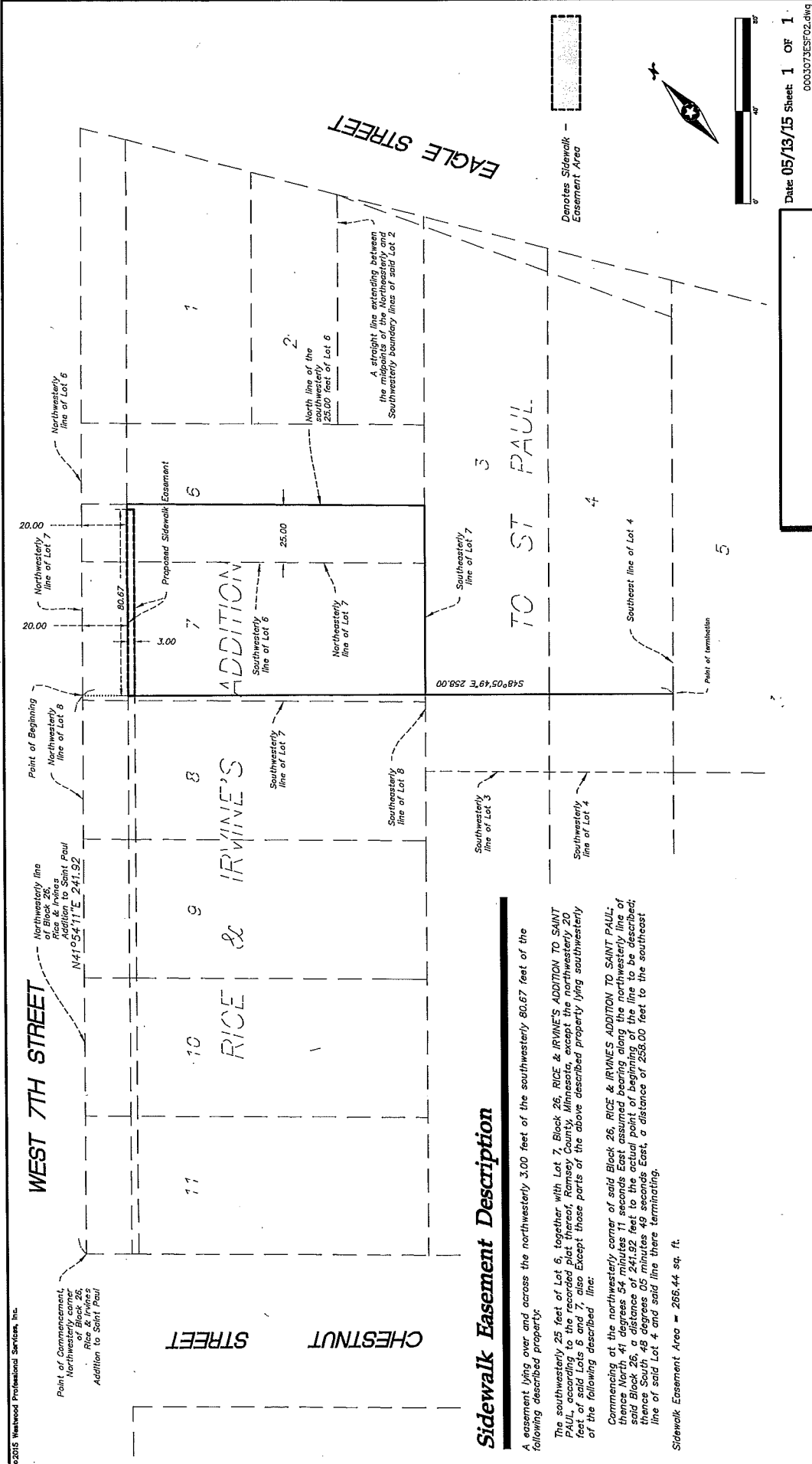
Debbie Mancuso
NOTARY PUBLIC

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

61400931.1





Date: 05/13/15 Sheet: 1 OF 1
000307SEP02.dwg

Seven Corners

St Paul, Minnesota

Sidewalk Easement Sketch

Prepared for:
Vista Host, Inc.
10370 Richmond Avenue, Suite 150
Houston, Texas, 77042

Designed: JMS
Checked: JMS
Drawn: BTW
Record Drawing by/date:

Westwood Professional Services, Inc.
7099 Anagram Drive
Eden Prairie, MN 55344
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Sidewalk Easement Description

A easement lying over and across the northwesterly 3.00 feet of the southwesterly 80.67 feet of the following described property:
The southwesterly 25 feet of Lot 6, together with Lot 7, Block 26, RICE & IRVINE'S ADDITION TO SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, except the northwesterly 20 feet of said Lots 6 and 7, also Except these parts of the above described property lying southwesterly of the following described line:
Commencing at the northwesterly corner of said Block 26, RICE & IRVINE'S ADDITION TO SAINT PAUL; thence North 41 degrees 34' 25" East 258.00 feet to the actual point of beginning of the northwesterly line of said Lot 6; thence South 49 degrees 05' minutes 49" seconds East, a distance of 258.00 feet to the southeast line of said Lot 4 and said line there terminating.
Sidewalk Easement Area = 265.44 sq. ft.

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