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(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT  
FOR RIGHT-OF-WAY PURPOSES**

**The Arlington Hills Lutheran Church** 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 fixed easement for right-of-way purposes, over, under and across the following tract of land being in the County of Ramsey, State of Minnesota, described as follows:

The easterly 120 feet of the east-west alley, previously vacated, in Block 2, EVANS ADDITION TO THE CITY OF SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, together with the south 7.10 feet of Lots 1 through 3, said Block 2.

Arlington Hills Lutheran Church may petition to vacate the said dedicated right-of-way easement as provided by law at any point in time to allow for future development, and the City of St. Paul shall give such petition all due consideration, including but not limited to whether the easement continues to be necessary for public right-of-way at that time and/or whether an alternative that satisfies the safety and well-being of the community can be provided.

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.

