

(Top 3 inches reserved for recording data)

**QUIT CLAIM DEED**

**Individual(s) to Business Entity**

DEED TAX DUE: \$ \_\_\_\_\_

DATE: **May 15, 2013**

FOR VALUABLE CONSIDERATION, **Richard H. Nicholson** and **Nancy Nicholson**, husband and wife ("**Grantor**"), hereby convey and quitclaim to the **City of St. Paul**, a municipal corporation under the laws of Minnesota ("**Grantee**"), real property in Ramsey County, Minnesota, as legally described on the attached **Exhibit A**.

**\*\*\*Consideration for this conveyance is less than \$500.00\*\*\***

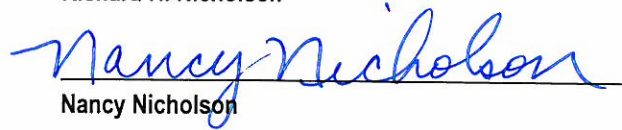
Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

Grantor



Richard H. Nicholson



Nancy Nicholson

State of Minnesota, County of Ramsey

This instrument was acknowledged before me on **May 15, 2013**, by **Richard H. Nicholson** and **Nancy Nicholson**, husband and wife.

(Stamp)



*Michael C Fleming*

*(signature of notarial officer)*

Title (and Rank): Notary Public

My commission expires: 01/31/2015

THIS INSTRUMENT WAS DRAFTED BY:

**Michael C. Fleming**  
**Law Office of Michael C. Fleming**  
**4524 Highway 61**  
**White Bear Lake, MN 55110**

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN  
THIS INSTRUMENT SHOULD BE SENT TO:

**City of St. Paul**

**EXHIBIT A**  
**Legal Description**

The northeasterly ten (10) feet of the following described parcel:

Lots 1 and 30, Block 69, Dayton and Irvine's Addition to the City of St. Paul, also a triangular piece of land described as follows: Beginning at the point of intersection of the Southerly line of Walnut Street with the Easterly line of Summit Avenue as indicated upon the said plat of Dayton and Irvine's Addition to the City of St. Paul thence extending Eastwardly on said Southerly line of Walnut Street as indicated on said plat 100 feet; thence in a straight line Northwesterly to the said line of Summit Avenue produced to a point 20 feet Northerly from the point of beginning thence Southerly on said produced line of Summit Avenue to the point of beginning, said triangular tract being that portion of Walnut Street as platted, vacated by decree of the District Court of Ramsey County, Minnesota, dated August 24, 1881 recorded in "103" Deeds 125 (which decree was entered nunc pro tunc and filed December 5, 1871); Also that portion of said Walnut Street in said City as platted and as added to by the deed hereinafter mentioned, lying between the Southeasterly line of Summit Avenue and the Northwesterly line of Irvine Avenue if extended across Walnut Street, including that portion of Lot 8, Block 70 in Dayton and Irvine's Addition to St. Paul conveyed to the City of St. Paul as and for a public highway by deed dated October 23, 1871 recorded in "52" Deeds 282. Ramsey County, Minnesota.

This conveyance is given for the purpose of conveying any and all rights which Grantors have in the above-described parcel as a result of a vacation resolution adopted by the City of St. Paul on August 15, 1901, and recorded on September 23, 1901, in Book 45 of Miscellaneous Records, Page 352; subject, however, to the terms and conditions of an agreement for encroachment easement, mutual construction and maintenance agreements, and cost sharing dated \_\_\_\_\_, \_\_\_\_\_, and recorded on \_\_\_\_\_, \_\_\_\_\_, as Document No. \_\_\_\_\_.