

Exhibit B

(Space Above for Recorder/Registrar Use)

DRAFT DEDICATION OF EASEMENT FOR VEHICULAR TURNAROUND PURPOSES

The Saint Paul Academy, 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 perpetual non-exclusive easement for vehicular turnaround purposes on, over and across the following tract of land being in the County of Ramsey, State of Minnesota, described as follows:

[Insert easement legal description here]

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 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.

Grantor shall be responsible for construction, maintenance, cleaning and snow plowing of the above-described easement area.

IN TESTIMONY WHEREOF, Grantor(s), _____,
a _____ under the laws of _____, has(ve)
caused this deed to be executed in its corporate name by its duly authorized officers, and attested
to this _____ day of _____, 2014.

By _____
Its _____

By _____
Its _____

STATE OF MINNESOTA }
COUNTY OF RAMSEY } ss

The foregoing was acknowledged before me this _____ day of _____, 2014
by _____ and _____
the _____ and _____
of _____

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