
(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT
FOR PUBLIC SIDEWALK AND UTILITY PURPOSES**

Snelling Shields LLC, a Minnesota limited liability company (“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 (“Grantee”), a non-exclusive permanent access, construction, use, maintenance, repair and replacement easement for sidewalk and underground public utility purposes over, under, upon 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 non-exclusive 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.

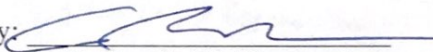
SIGNATURE PAGE TO FOLLOW

IN TESTIMONY WHEREOF, Grantor, Snelling Shields LLC, a Minnesota limited liability company, has caused this deed to be executed in its corporate name by its duly authorized officers, and attested to this 18th day of August, 2020.

Grantor

Snelling Shields LLC

By: Wellington Properties LLC
Its: Manager

By: 
Name: Stephen B. Wellington, Jr.
Its: Chief Manager

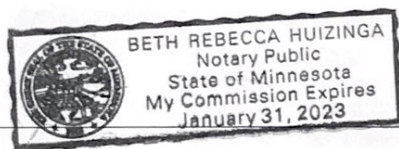
STATE OF MINNESOTA

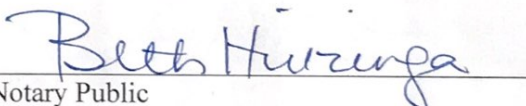
COUNTY OF RAMSEY

} ss.

The foregoing instrument was acknowledged before me this 18th day of August, 2020, by Stephen B. Wellington, Jr., the Chief Manager of Wellington Properties LLC, a Minnesota limited liability company, the Manager of Snelling Shields LLC, a Minnesota limited liability company, on behalf of the company.

(Seal)




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

CONSENT AND JOINDER BY MORTGAGEE

BREMER BANK, NATIONAL ASSOCIATION, a national banking association, holder of a Mortgage on the Property which is described on Exhibit A hereby consents and joins in this Agreement, so as to subject and subordinate the undersigned's interest to said Agreement.

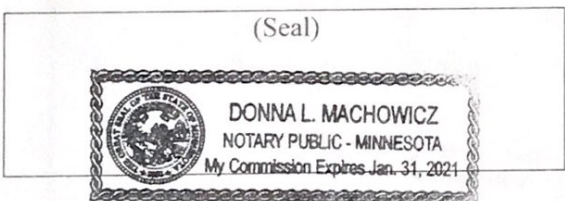
Dated: August 25, 2020

BREMER BANK, NATIONAL ASSOCIATION,
a national banking association

By: *Kristine A. Johnson*
Name: Kristine A. Johnson
Its: Vice President

STATE OF MINNESOTA }
COUNTY OF HENNEPIN } ss.

The foregoing instrument was acknowledged before me this 25th day of August, 2020, by Kristine Johnson, the Vice President of Bremer Bank, National Association, a national banking association, on behalf of the banking association.



[Signature]
Notary Public

Exhibit A

Depiction and Legal Description of Easement Area

