
(Space Above for Recorder/Registrar Use)

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

SUNRISE BANKS, N.A., a national banking association, 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 ST. PAUL, MINNESOTA**, a municipal corporation of the State of Minnesota, its successors, and assigns, as Grantee, a perpetual non-exclusive easement for right-of-way purposes on, over, under and across that certain tract of land being in the County of Ramsey, State of Minnesota, legally described on Exhibit A attached hereto and depicted on Exhibit B attached hereto (“Easement Area”).

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 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, Sunrise Banks, N.A., a national banking association, has caused this deed to be executed in its corporate name by its duly authorized officers, and attested to this 6th day of JUNE, 2018.

Sunrise Banks, N.A.,
a national banking association

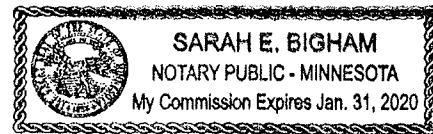
By: Richard B. Beeson
Name: RICHARD B. BEESON JR
Its: EVP

STATE OF Minnesota)
COUNTY OF Washington)

The foregoing instrument was acknowledged before me this 6th day of June, 2018, by Richard Beeson, the EVP of Sunrise Banks, N.A. on behalf of said national banking association.

Sarah E. Bigham
Notary Public

My commission expires: 1/31/20



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
651-266-8850

EXHIBIT A

(Legal Description of Easement Area)

That part of vacated Myrtle Avenue and Lot 24, Block 4, Hollinshead's Addition to Desnoyer Park, Ramsey County, Minnesota described as follows:

Beginning at the southeast corner of Lot 1, Block 2, MOORHOUSE COMMONS, said Ramsey County; thence South 0 degrees 13 minutes 33 seconds West, assumed bearing, along the southerly extension of the east line of said Lot 1, a distance of 6.50 feet; thence South 48 degrees 54 minutes 32 seconds West a distance of 75.50 feet; thence westerly, along a 166.00 foot radius curve, concave to the north, central angle 7 degrees 38 minutes 00 seconds, a length of 22.12 feet, chord bearing of North 66 degrees 19 minutes 03 seconds West; thence westerly along a 120.00 foot radius reverse curve, concave to the south, central angle 0 degrees 36 minutes 56 seconds, a length of 1.29 feet to the northeast corner of Park 2 on said MOORHOUSE COMMONS; thence northerly, along the east line of said MOORHOUSE COMMONS, a distance of 46.47 feet to a corner of said MOORHOUSE COMMONS; thence easterly a distance of 74.18 feet to the point of beginning and there terminating.

EXHIBIT B

(Depiction of Easement Area)

