

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Business Entity to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.3.5 (2013)

eCRV number: _____

DEED TAX DUE: \$ 1.70

DATE: _____
(month/day/year)

FOR VALUABLE CONSIDERATION, City of Saint Paul
(insert name of Grantor)

a municipal corporation under the laws of Minnesota; also known as City of St. Paul ("**Grantor**"), hereby conveys and quitclaims to Independent School District No. 625 a school district and political subdivision under the laws of the State of Minnesota ("**Grantee**"), real property in Ramsey County, Minnesota, legally described as follows:

See Exhibit A attached hereto and made a part hereof

together with all hereditaments and appurtenances belonging thereto (collectively the "Property").

This Deed is intended to and shall convey to Grantee only Grantor's fee and, if applicable, future interests in the Property including, without limitation, any possibility of reverter, rights of reversion, or remainder interests. This Deed is not intended to and shall not convey to Grantee or extinguish any public or private easement interests, deeded or dedicated public right of ways, or deeded or dedicated utility easements the Grantor may have or hold in the Property nor does it convey any interest in any public roadway or utility improvements which are located on the Property and which the City owns.

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

In 1965 the Minnesota Legislature adopted special legislation which (i) converted the Special School District being operated by the Grantor into Independent School District No. 625 and (ii) transferred all of the Special School District's real and personal property to Independent School District No. 625 as of July 1, 1965. See Minn. Laws 1045-1051, Section 1, Subdivisions 1 and 18 ("1965 Minn. Laws"); Minn. Stat. § 122 (1957); and 1957 Minn. Laws 1621-1703. This deed is intended to confirm and provide record evidence of the statutory transfer of title.

The consideration for this conveyance of real property is less than \$3,000.00.

Assistant City Attorney
Approved as to Form

Grantor

CITY OF SAINT PAUL, a Minnesota municipal corporation

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

By: _____
John McCarthy

Its: Director of Financial Services
(type of authority)

By: _____
Shari Moore

Its: City Clerk
(type of authority)

By: _____
Jaime Rae Tincher

Its: Deputy Mayor
(type of authority)

State of Minnesota, County of Ramsey

This instrument was acknowledged before me on _____, by John McCarthy
(month/day/year) (name of authorized signer)
as Director of Financial Services of the City of Saint Paul, a Minnesota municipal corporation
(type of authority) (name of Grantor)

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

State of Minnesota, County of Ramsey

This instrument was acknowledged before me on _____, by Shari Moore
(month/day/year) (name of authorized signer)
as City Clerk of the City of Saint Paul, a Minnesota municipal corporation
(type of authority) (name of Grantor)

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

State of Minnesota, County of Ramsey

This instrument was acknowledged before me on _____, by Jaime Rae Tincher
(month/day/year) *(name of authorized signer)*
as Deputy Mayor of the City of Saint Paul, a Minnesota municipal corporation.
(type of authority) *(name of Grantor)*

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Taft Stettinius & Hollister LLP (TLB)
2200 IDS Center
80 South 8th Street
Minneapolis, MN 55402-2157
Tel: 612.977.8400 | Fax: 612.977.8650
taftlaw.com

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

(insert legal name and residential or business address of Grantee)

Independent School District No. 625
360 Colborne Street
St. Paul, MN 55102

**Exhibit A to Quit Claim Deed
Legal Description**

Parcel One

That part of the East nine (9) acres of the North twenty four (24) acres of the Southeast Quarter of the Northwest Quarter (S.E. 1/4 of N.W. 1/4) of Section twenty (20), Township twenty nine (29) North, Range twenty two (22) west, bounded by the Wheelock Parkway on the South, Edgerton Street on the East, the south line of the Little Canada Road on the North and on the West by the west line of said nine acre tract, Ramsey County, Minnesota.

(PID No. 20.29.22.24.0014)

Parcel Two

That part of the southeast quarter (SE 1/4) of the northwest quarter (NW 1/4) in Section 20, Township 29 North, Range 22 West, bounded on the north by Hoyt Avenue, on the east by a line 205 feet west of and parallel with the center line of Edgerton Street, and on the southwest by the center line of Little Canada Road, Ramsey County, Minnesota.

(PID No. 20.29.22.24.0015)

(For reference only: Wheelock)