

PROPERTY TRANSFER AGREEMENT

This Property Transfer Agreement (“**Agreement**”) is made and entered into on this 22nd day of April, 2026, by and between Benjamin and Mary Kaus, a married couple (“**Grantors**”), and Brian and Tricia Sarff, a married couple (“**Grantees**”), collectively referred to as the “**Parties**”.

1. Background: The Grantee intends to petition to vacate a portion of public right-of-way, known as Ridgewood Street, to facilitate construction of a new shed. Upon vacation, ownership of the vacated right-of-way will be reverted to the abutting property owners pursuant to Minnesota law. The Parties own properties described as follows:

Grantor’s Property:

111 Dell Avenue, Mankato, MN

Lots 93 through 97 and west half of vacated alley adjacent thereto, Oak Knoll Addition

Parcel ID: R01.08.24.208.001

Grantee’s Property:

405 Ridgewood Street, Mankato, MN

Lot 28, Sunset View Addition

Parcel ID: R01.08.24.210.011

As a result of the vacation, the Grantor will receive ownership of approximately 120 feet of the northerly portion of the vacated right-of-way adjacent to their property. Before the Mankato City Council will consider approving said vacation, the Parties will need to execute Agreement where the Grantor conveys all or a portion of this land to the Grantee immediately following vacation of the public right-of-way, as to ensure all parcels conform to City Code.

2. Agreement to Convey: The Grantor agrees to convey, and the Grantee agrees to receive, its entire portion of the vacated street described as the north half of the vacated right-of-way lying adjacent to the Grantee’s parcel, as depicted on Exhibit A, unless otherwise agreed.

3. Consideration: In exchange for the transfer of the property described above, the Grantee agrees to pay for the related survey costs, title cost, document preparation, city fees, and recording fees.

4. Form of Transfer: The Grantor will execute and deliver to the Grantee a Quit Claim Deed conveying the property described in Section 2. The deed will be recorded with the County Recorder by the Grantee, unless otherwise agreed.

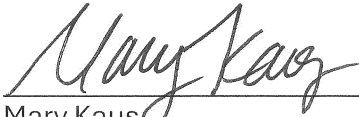
5. Closing: Closing will occur within approximately sixty (60) days of final approval to vacate Ridgewood Street, unless otherwise agreed. At closing, the Grantor will deliver the executed deed and any required disclosures or affidavits.

6. Binding Effect: This Agreement binds the Parties and their heirs, successors, and assigns.

7. Signatures:

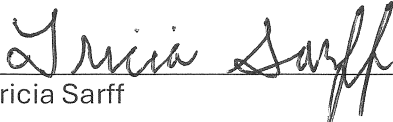
Grantor:


Benjamin Kaus

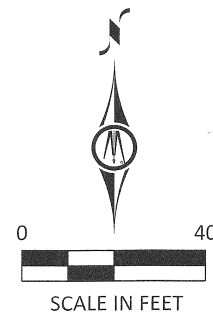

Mary Kaus

Grantee:


Brian J. Sarff


Tricia Sarff

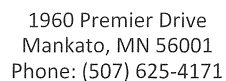
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The East 120' of Ridgewood Street Lying North of Lot 28, Sunset View Addition, and Lying South of Lot 97 and Vacated Alley, Oak Knoll, according to the recorded Plats on file and of record with the Blue Earth County Recorder.

RIGHT-OF-WAY VACATION

CITY OF MANKATO, MN



FOR: SARFF, BRIAN & TRICIA

S24-T108N-R27W