



Record ID 1528179

482124.004

ABSTRACT/TORRENS
DOCUMENT

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DOCUMENT

1973660.003

Record ID 1527904



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A	5. _____ 42-0005	through
A	6. _____ 42-0006	through
A	7. _____ 42-0007	through
A	8. _____ 42-0003	through
	9.	through
	10.	through
	11.	through
	12.	through
	13.	through
	14.	through

DEED TAX DUE: \$ 9,413.83
Date: February 22, 2005

4

FOR VALUABLE CONSIDERATION, Ramsey Town Center LLC

a limited liability company under the laws of Minnesota
Grantor, hereby conveys and warrants to the City of Ramsey

Grantee, a municipal corporation under the laws of Minnesota
real property in Anoka County, Minnesota, described as follows:

See Exhibit A

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: the lien of all unpaid special assessments and interest thereon; and those Permitted Encumbrances set out in Exhibit B, and the restrictions reflected in the permitted encumbrances.

Check box if applicable:

- A well disclosure certificate accompanies this document.
- The Seller certifies that the seller does not know of any wells on the described real property.
- 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.

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
COUNTY OF Anoka } ss.

Ramsey Town Center LLC

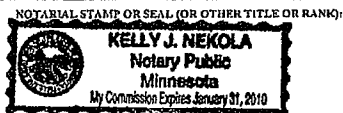
By Bruce A. Nedegaard
Bruce A. Nedegaard
Its Chief Manager

By _____
Its _____

This instrument was acknowledged before me on February 22, 2005
(Date)

by Bruce A. Nedegaard and _____
the Chief Manager and _____
of Ramsey Town Center LLC

a limited liability company under the laws of Minnesota
on behalf of the limited liability company



Kelly J. Nekola
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens)
Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Rolfe A. Worden
Hinshaw & Culbertson
3100 Campbell Mithun Tower
222 South Ninth Street
Minneapolis, MN 55402
(612) 334-2516
118862

REGISTERED ABSTRACTERS, INC.
2115 3rd AVENUE NORTH
ANOKA, MN 55303

City of Ramsey
15153 Nowthen Boulevard NW
Ramsey, MN 55303

705-01154

Exhibit A

Legal Description

Outlots L, M, S, T, X, Y, Z, and AA, Ramsey Town Center Addition

EXHIBIT B

PERMITTED ENCUMBRANCES AND RESTRICTIONS

1. Master Development Agreement dated September 17, 2003, filed September 24, 2003 as Document No. 1854364 (abstract) and 446333 (Torrens), as amended by a First Amendment to Master Development Agreement dated as of the 28th day of February, 2005 and recorded in the office of the Anoka County Recorder and the office of the Anoka County Registrar of Titles on March 9, 2005 as Document Nos. 1973508 and 482049, respectively.
2. Levied and pending special assessments.
3. Parking Improvement Use and Maintenance Agreement dated as of the 28 day of February, 2005 and recorded in the office of the Anoka County Recorder and the Anoka County Registrar of Titles on _____, 2005 as Document No. _____.
4. City of Ramsey Parkland and Trail Plan Agreement for Ramsey Town Center dated _____, 2005, and recorded in the office of the Anoka County Recorder and the Anoka County Registrar of Titles as Document No. _____ on _____.
5. The restriction setting forth the Declaration of Restrictive Covenant Regarding Banking or Financial Institutions Agreement dated September 23, 2003 and recorded in the office of the Anoka County Recorder and Registrar of Titles on September 26, 2003 as, respectively, Document Nos. 1855389.0 and 446644.0.
6. Easements dedicated on the plat of Ramsey Town Center Addition.
7. Terms and conditions of Ordinance No. 86-11 establishing a Storm Sewer Improvement Tax District, recorded as Document No. 784944.
8. For a period of 30 years following the date of this deed, the City may only use the City Hall and Parking Ramp Sites for purposes of a City Hall, a multi-modal transit station, one or more public parking ramps, one or more public parking lots or other parking facilities, or a combination of the above uses. This restriction shall run with the land and are for the benefit of the owners of property in the Core Area, which is legally described in Exhibit B-1 attached hereto.

The restrictions hereby imposed may be amended or released with the written consent of the owners of a majority of the tax parcels within the Core Area. A document amending or releasing these restrictions must: be in writing and must reflect with specificity the nature of the release of the restriction or the amendment of the restriction, and:

- a. be signed and acknowledged by a majority of the owners of the tax parcels in the Core Area, be in recordable form, or in lieu thereof,
- b. may consist of an affidavit of the City Administrator of the City of Ramsey, in recordable form certifying that the City of Ramsey has obtained the written approval of the owners of a majority of the tax parcels in the Core Area approving such amendment or release. Said affidavit shall be prima facie evidence of the facts set forth therein.

In the event of a breach of the restriction, the benefited parties' sole remedy is to commence an action in Anoka County District Court to enjoin any use of the City Hall and Parking Ramp Sites which violates the restriction.

EXHIBIT B-1

LEGAL DESCRIPTION OF THE CORE AREA

PARKING DISTRICT DESCRIPTION FOR THE CITY OF RAMSEY

All that part of Outlots L, M, Q, R, S, T, W, X, Y, Z and AA and that part of Sunwood Drive, Civic Center Drive, East Town Center Drive, West Town Center Drive and West Ramsey Parkway, RAMSEY TOWN CENTER ADDITION, Anoka County, Minnesota, lying within the following described boundary:

Commencing at the southeast corner of said Outlot M; thence North 66 degrees 10 minutes 33 seconds West, assumed bearing along the southwest line of said Outlot M, 979.56 feet; thence South 23 degrees 43 minutes 04 seconds West 50.00 feet to the center line of said Civic Center Drive and the point of beginning of the boundary to be described; thence South 66 degrees 10 minutes 33 seconds East, along said centerline, 1652.56 feet, to the intersection with the southwesterly extension of a line 30.00 feet southeasterly of and parallel with the northwesterly line of said Outlot AA; thence North 23 degrees 43 minutes 04 seconds East, along said parallel line and its extension, 870.99 feet; thence North 66 degrees 16 minutes 56 seconds West 293.70 feet; thence westerly along a tangential curve concave to the south 82.79 feet, said curve having a radius of 200.00 feet and a central angle of 23 degrees 43 minutes 04 seconds; thence bearing West 135.01 feet to the centerline of said East Town Center Drive; thence North 00degrees 01 minutes 19 seconds East, along said centerline, 436.60 feet; thence bearing West 557.48 feet; thence westerly along a tangential curve concave to the north 426.06 feet, said curve having a radius of 963.00 feet and a central angle of 25 degrees 20 minutes 58 seconds, to a point on a line bearing North 23 degrees 43 minutes 04 seconds East from the point of beginning; thence South 23 degrees 43 minutes 04 seconds West 867.54 feet to the point of beginning.

ANOKA COUNTY MINNESOTA

Document No.: 482124.004 TORRENS

I hereby certify that the within instrument was filed in this office for record on: 03/16/2005 11:25:00 AM

Fees/Taxes In the Amount of: \$9,453.33

MAUREEN DEVINE

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

JMD, Deputy

Certificate of Real Estate Value Filed

Delinquent Taxes Certified

Transfer Entered

Record ID: 1528179

ANOKA COUNTY MINNESOTA

Document No.: 1973660.003 ABSTRACT

I hereby certify that the within instrument was filed in this office for record on: 03/16/2005 11:24:00 AM

Fees/Taxes In the Amount of: \$19.50

MAUREEN DEVINE

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

BMC, Deputy

Certificate of Real Estate Value Filed

Delinquent Taxes Certified

Transfer Entered

Record ID: 1527904