

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #17-08-206

RESOLUTION AUTHORIZING TRANSFER OF RIGHT OF RE-ENTRY CONTAINED IN DEED

WHEREAS, The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota (the “**HRA**”) transferred certain real property legally described on **Exhibit A** (the “**Property**”) to McDonald’s USA, LLC, a Delaware limited liability company (“**McDonald’s**”) by Quit Claim Deed dated February 26, 2014 and recorded in the Office of the Anoka County Registrar of Titles on March 3, 2014 as Document No. 522138.002 (the “**Deed**”); and

WHEREAS, The HRA transferred its rights and all assets to the City of Ramsey, Minnesota (the “**City**”) and was then subsequently dissolved pursuant to Resolution #14-12-262 and Resolution #14-11-236; and

WHEREAS, the Deed contained a right of re-entry in favor of the HRA in the event either of two conditions subsequent were not met; and

WHEREAS, to effectuate the transfer of the Property from McDonald’s to the City in lieu of judicial action to enforce the right of re-entry, the City, as successor to the HRA, needs to formally transfer the right of re-entry to the City in the land records. City staff has asked the City to authorize the Mayor and City Administrator to execute and deliver a Quit Claim Deed, in substantially the form attached hereto as **Exhibit B** (the “**Quit Claim Deed**”) to transfer the right of re-entry to the City in the land records.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the City Council, as the successor to the Board of the HRA, authorizes the Mayor and City Administrator to execute the Quit Claim Deed and authorizes the recording of the Quit Claim Deed in the Anoka County land records.
- 2) The City has approved the Quit Claim Deed in substantially the form attached hereto. The City hereby authorizes the Mayor and City Administrator to approve modifications to the Quit Claim Deed as may be necessary to correct typographical or other errors or as otherwise necessary or desirable to achieve the intended purpose of the Quit Claim Deed, and the Mayor and City Administrator’s execution of modified versions of the Quit Claim Deed shall evidence their approval of such modifications.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of August, 2017.

Mayor Sarah Strommen

ATTEST:

City Clerk Jo Ann M. Thieling

EXHIBIT A
DEVELOPMENT PROPERTY

Parcel 1:

Lot 2, Block 1, COR TWO, Anoka County, Minnesota

Torrens Property (Certificate No. 126722)

Property ID Number 28-32-25-23-0012

Parcel 2:

Together with the benefits of the Easements granted in the Declaration of Easements, Covenants and Restrictions for COR TWO, dated December 20, 2013, recorded December 27, 2013, as Document No. 521084.003

Parcel 3:

Together with the benefits of the Easements granted in the Declaration of Signage and Related Electrical Line Easements, dated December 20, 2013, recorded December 27, 2013 as Document No. 521084.004

**EXHIBIT B
QUIT CLAIM DEED**

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED **Minnesota Uniform Conveyancing Blanks**
Business Entity to Business Entity **Form 10.3.5 (2013)**

eCRV Number: _____

DEED TAX DUE: \$1.65 _____

DATE: _____, 2017
(month/day/year)

FOR VALUABLE CONSIDERATION, _____ City of Ramsey, as successor to The Housing and Redevelopment Authority in
(insert name of Grantor)
and for the City of Ramsey, Minnesota
a municipal corporation under the laws of Minnesota ("Grantor"),
hereby conveys and quitclaims to City of Ramsey
(insert name of Grantee)

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

See attached Exhibit A.

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

together with all hereditaments and appurtenances belonging thereto.

This Quit Claim Deed is given to transfer the right of re-entry held by Grantor pursuant to that certain Quit Claim Deed recorded in the office of the Anoka County Registrar of Titles on March 3, 2014 as Document No. 522138.002.

The consideration given for this deed is less than \$500.00.

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.

Grantor

(name of Grantor)

By:

(signature)

Its:

(type of authority)

By:

(signature)

Its:

(type of authority)

State of Minnesota, County of _____

This instrument was acknowledged before me on _____, by
_____,
(month/day/year) (name of authorized signer)

_____ as _____
(type of authority)

and _____ by

(name of authorized signer)

as _____ of City of Ramsey.
(type of authority) (name of Grantor)

(Seal, if any)

(signature of notarial officer)

Title (and Rank): _____

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

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

Briggs and Morgan, P.A. (SES)
2200 IDS Center
80 South Eighth Street
Minneapolis, MN 55402-2157

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

(insert name and address of Grantee to whom tax statements should be sent)

City of Ramsey
Attn: City Administrator
7550 Sunwood Drive NW
Ramsey, MN 55303

Exhibit A

(Legal Description)

Parcel 1:

Lot 2, Block 1, COR TWO, Anoka County, Minnesota.

Torrens Property (Certificate of Title No. 126722)

Parcel 2:

Together with the benefits of the Easements granted in the Declaration of Easements, Covenants, and Restrictions for COR TWO, dated December 20, 2013, recorded December 27, 2013, as Document No. 521084.003.

Parcel 3:

Together with the benefits of the Easements granted in the Declaration of Signage and Related Electrical Line Easements, dated December 20, 2013, recorded December 27, 2013, as Document No. 5212084.004.

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