

---

## GRANT OF SIDEWALK EASEMENT

This grant of a sidewalk easement (“Grant”) is made this \_\_\_\_ day of \_\_\_\_\_, 2017, by **Morning Sun Homes, Inc.**, a domestic business corporation (hereinafter referred to as “Grantor”) to the **City of Ramsey**, a municipal corporation under the laws of the State of Minnesota (hereinafter referred to as “Grantee”).

### WITNESSETH:

WHEREAS, Grantor is the owner of real property situated in the County of Anoka, State of Minnesota, legally described as Lots 1, 10, 11, and 12, Block 1, VISTAS AT NORTH COMMONS, according to the recorded plat thereof, Anoka County, Minnesota (the “Property”); and

WHEREAS, Grantor wishes to grant and dedicate an easement for sidewalk purposes for the benefit of the public, over, under, across and upon the Property in those areas legally described in **Exhibit A**, attached hereto (hereinafter referred to as the “Easement Area”).

NOW, THEREFORE, for One Dollar and other good and valuable consideration, the parties agree as follows:

1. Easement Grant and Dedication. Grantor hereby grants, dedicates, conveys and quit claims to Grantee, its successors and assigns, a perpetual easement for sidewalk purposes for the benefit of the public, over, under, across and upon the Easement Area.
2. Construction and Maintenance. Grantee is responsible for all costs to construct and repair the surface of the sidewalk and to provide for snow removal. Grantor shall maintain the grass and vegetation within the Easement Area in accordance with City ordinances.
3. Successors and Assigns. All of the provisions of this instrument, including the benefits and burdens, run with the land and are binding on and inure to the benefit of

the heirs, assigns, successors, tenants and personal representatives of the Grantor and Grantee herein.

4. Headings. Paragraph headings used in this instrument are for convenience only, and shall not affect the construction of this Grant.

5. Entire Agreement. This instrument, and the Exhibits attached hereto, constitute the entire understanding of the parties hereto with respect to the transaction contemplated thereby, and supersede all prior agreements and understandings between the parties with respect to the subject matter. No representations, warranties, undertakings or promises, whether oral, implied, written or otherwise, have been made by either party hereto to the other unless expressly stated in the above-referenced documents, or unless mutually agreed to in writing between the parties hereto after the date hereof, and neither party has relied on any verbal representations, agreements, or understandings not expressly set forth herein.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

GRANTOR:

Morning Sun Homes, Inc.

By:

\_\_\_\_\_  
Mark A Meuleners  
Its Chief Executive Officer

STATE OF MINNESOTA )

) ss.

COUNTY OF DAKOTA )

The foregoing instrument was acknowledged before this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Mark A Meuleners, the Chief Executive Officer of Morning Sun Homes, Inc., a Business Corporation (Domestic), on behalf of the corporation.

\_\_\_\_\_  
Notary Public

(Additional signatures on next page.)



## EXHIBIT A

An easement for sidewalk purposes over and across that part of the following described property:

The Northeasterly 7.00 feet of Lot 1, Block 1, VISTAS AT NORTH COMMONS, according to the recorded plat thereof, Anoka County, Minnesota

-AND-

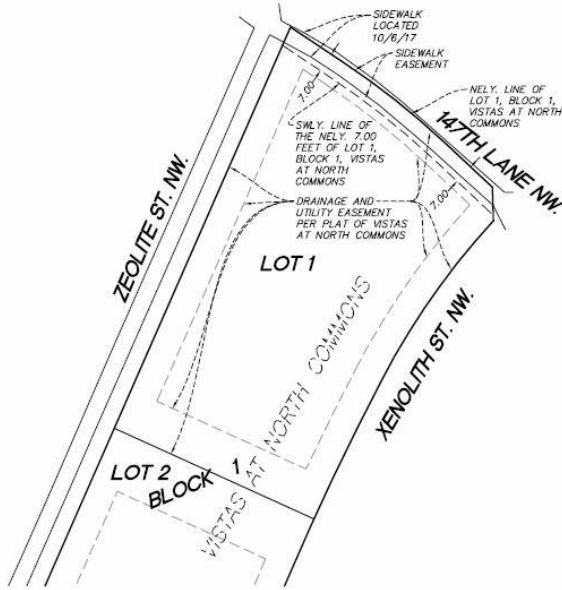
The Easterly 5.00 feet of Lot 10, Block 1, VISTAS AT NORTH COMMONS, according to the recorded plat thereof, Anoka County, Minnesota

-AND-

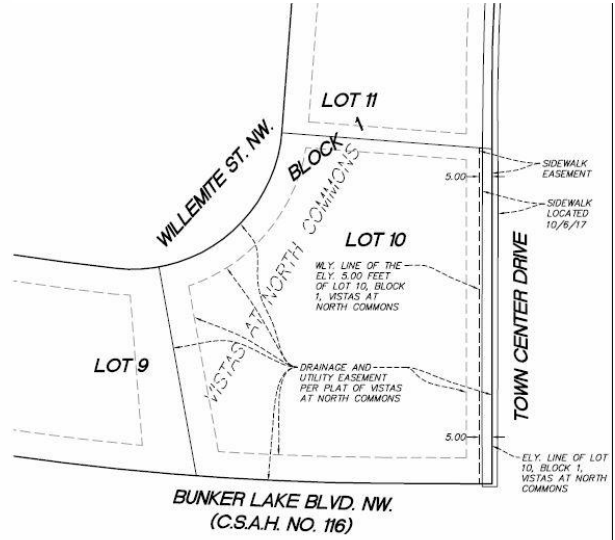
The Easterly 5.00 feet of Lot 11, Block 1, VISTAS AT NORTH COMMONS, according to the recorded plat thereof, Anoka County, Minnesota

-AND-

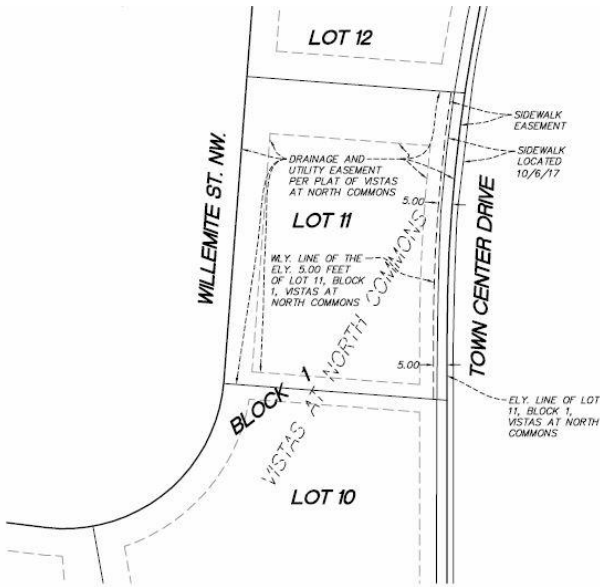
The Northerly and Northeasterly 6.00 feet and the Easterly 5.00 feet of Lot 12, Block 1, VISTAS AT NORTH COMMONS, according to the recorded plat thereof, Anoka County, Minnesota



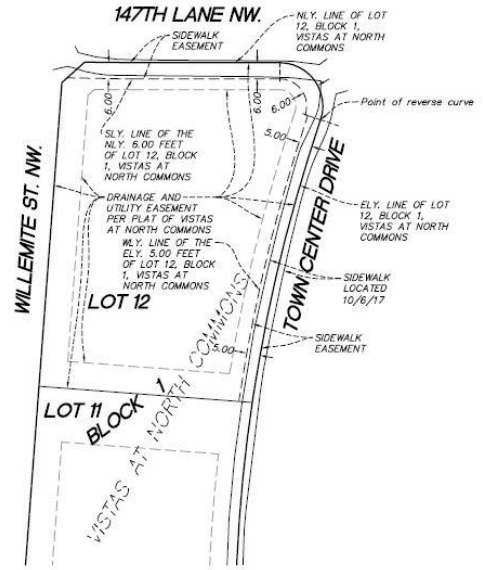
An easement for sidewalk purposes over the Northeasterly 7.00 feet of Lot 1, Block 1 VISTAS AT NORTH COMMONS according to the recorded plat thereof, Anoka County, Minnesota. x



An easement for sidewalk purposes over the Easterly 5.00 feet of Lot 10, Block 1 VISTAS AT NORTH COMMONS according to the recorded plat thereof, Anoka County, Minnesota. x



An easement for sidewalk purposes over the Easterly 5.00 feet of Lot 11, Block 1 VISTAS AT NORTH COMMONS according to the recorded plat thereof, Anoka County, Minnesota. x



An easement for sidewalk purposes over the Northerly and Northeasterly 6.00 feet and the Easterly 5.00 feet of Lot 12, Block 1 VISTAS AT NORTH COMMONS according to the recorded plat thereof, Anoka County, Minnesota. x