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QUIT CLAIM DEED Form No. 31-M Minnesota Uniform Conveyancing Blanks (1/15/97) Corporation, Partnership or Limited Liability Company to Corporation, Partnership or Limited Liability Company (Top 3 Inches Reserved for Recording Data)

DEED TAX DUE: \$

Date: August 18th, 2005

FOR VALUABLE CONSIDERATION, DENALI INVESTMENTS LLC, a limited liability company under the laws of Minnesota, Grantor, hereby conveys and quitclaims to the CITY OF RAMSEY, Grantee, a municipal corporation under the laws of Minnesota, real property in Anoka County, Minnesota, described as follows:

See reverse side for legal description.

together with all hereditaments and appurtenances.

Check box if applicable:

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

DENALI INVESTMENT LLC, a Minnesota Limited Liability Company

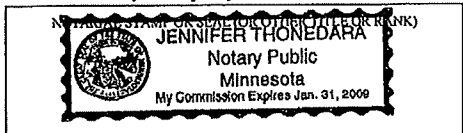
By: [Signature] Its: CHIEF MANAGER

Affix Deed Tax Stamp Here

STATE OF MINNESOTA ) ) ss. COUNTY OF ANOKA )

By: Its:

This instrument was acknowledged before me on Aug. 18th, 2005, by David Schulte and the Chief Manager and of DENALI INVESTMENTS, LLC, a limited liability company under the laws of Minnesota, on behalf of the limited liability company.



[Signature] 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 William K. Goodrich, Attorney at Law RANDALL, GOODRICH & FITZPATRICK, P.L.C. 2140 Fourth Avenue North Anoka, MN 55303 TEL: (763) 421-5424

City of Ramsey 15153 Nowthen Boulevard NW Ramsey, Minnesota 55303

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A perpetual easement for drainage and utility purposes, over, under and across that part of Outlot A, Rivenwick Village, according to the recorded plat thereof, Anoka County, Minnesota, as follows:

Beginning at the most northerly corner of said Outlot A; thence southwesterly along the northwesterly line of said Outlot a, 95.00 Feet; thence southwesterly parallel with the northeasterly line of said Outlot A, 275.00 Feet; thence northeasterly parallel with said northwesterly line of said Outlot A, 95.00 Feet to said northeasterly line of Outlot A; thence northwesterly along said northeasterly line to the point of beginning.