

Pamela J. LeBlanc
Anoka Cty Property Records and Taxation
Property Tax Administrator and
Recorder/Registrar of Titles
Deputy: ldkoenie



CARTWAY EASEMENT

This indenture (“Easement”) is made and entered into this the 30th day of April, 2022.

Recitals

1. The real property located at 7705 173rd Avenue NW, Ramsey, Minnesota, Property ID No. 04-32-25-34-0004 (“the Property”), is owned by **Scott W. and Jackie K. Campbell** (“Grantor”), and is legally described as follows:

UNPLATTED RAMSEY TWP THAT PART OF THE SE 1/4 OF SW 1/4 OF SEC 4-32-25 ANOKA CNTY, MN DESC AS FOL-BEG AT THE SW CORNER OF SAID SE 1/4 OF SW 1/4-THE ALONG THE S LINE THEREOF A DIST OF 200 FT-TH N & PRLI WITH THE W LINE OF SAID SE 1/4 OF SW 1/4 TO THE POINT OF INTERSECTION WITH THE N LINE OF SAID SE 1/4 OF SW 1/4-TH W ALONG THE SAID N LINE TO ITS INTERSECTION WITH THE W LINE THEREOF-TH S ALONG THE W LINE OF SAID SE 1/4 OF SW 1/4 TO THE POINT OF BEG (SUBJ TO EASE RESTRICTIONS & RESERVATIONS OF RECORD IF ANY)

2. Grantor desires to grant, and **Thomas Kurak** (“Grantee”), the owner of the land-locked property legally described as follows:

The NE 1/4 of SW 1/4 of Section 4, Township 32, Range 25, Subject to Easements of Record

wishes to receive a permanent easement across a portion of the Property for cartway purposes.

Easement

1. Grantor, in exchange for the sum of \$1,000 to offset full use of their property due to Grantee's intermittent use of the Easement Area to access their land-locked property and to clear and remove brush from the Easement Area, hereby grants to Grantee an easement, as further described below, across that portion of the Property as legally described in the attached Cartway Easement Exhibit ("Cartway Easement Area").
2. Grantor grants Grantee a Cartway Easement over and across the Cartway Easement Area for the purpose of accessing their land-locked property. This Easement includes the right to clear and remove brush from the Easement Area to allow Grantee to access to their land-locked property.
3. Upon Grantee's acceptance of the Cartway Easement, Grantee shall be responsible for all costs and expenses incurred in connection with clearing and removing brush from the Cartway Easement Area, and Grantor shall be allowed to clear dead or diseased trees, mow grass, and maintain landscaping as desired within the Cartway Easement Area. Neither Grantee or Grantor shall plant trees or erect fences or signs within the Cartway Easement Area.
4. This Cartway Access Easement shall run with the land. Grantor warrants it is the owner of the Property and has the right, title and capacity to convey this Easement to Grantee.

[Remainder of page left blank.]

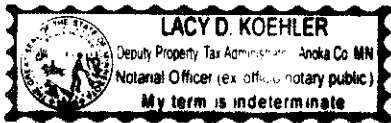
Thomas Kurak

By: _____

Its: Owner

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 6th day of May, 2022, by Thomas Kurak, owner of record of land-locked property legally described as the NE 1/4 of SW 1/4 of Section 4, Township 32, Range 25, Subject to Easements of Record, on behalf of Grantee.



Lacy D. Koehler
Notary Public

Scott W. and Jackie K. Campbell

By: _____

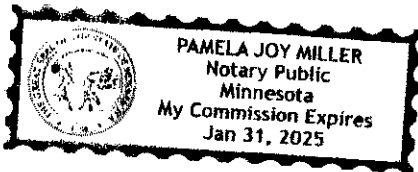
Its: Owner

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

By: _____

Its: Owner

The foregoing instrument was acknowledged before me this 5th day of May, 2022, by Scott W. and Jackie K. Campbell, owners of record of the real property located at 7705 173rd Avenue NW, Ramsey, Minnesota.



Pamela Joy Miller
Notary Public

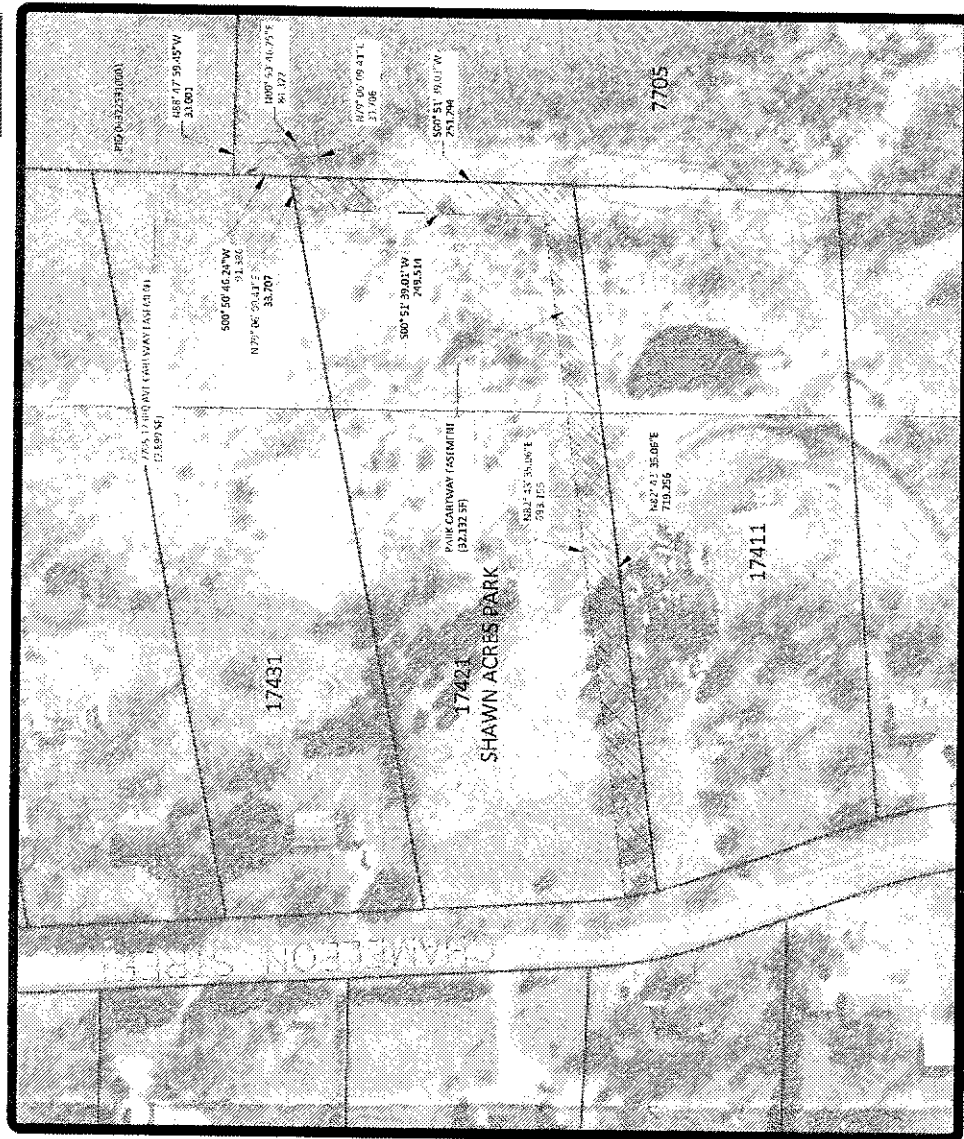
This document drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

This document reviewed by:
HKB Law, P.A.
4501 Allendale Dr.
St. Paul, MN 55127

Cartway Easement Exhibit



CARTWAY EASEMENT PARK, SHAWN ACRES

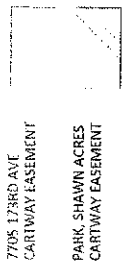


CARTWAY Easement

PARK, SHAWN ACRES (32132 SF)
A permanent easement for cartway purposes over, under, and across the southerly and easterly 33 feet of PARK, SHAWN ACRES, Anoka County, Minnesota.

7705 173RD AVE PROPERTY DESCRIPTION (28899 SF)
A permanent easement for cartway purposes over, under, and across that part of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 32, Range 25 described as follows: Commencing at the Southwest corner of said Southeast 1/4 of the Southwest 1/4 East along the South line thereof a distance of 200 feet; thence North and parallel with the West line of said Southeast 1/4 of the Southwest 1/4 to the point of intersection with the North line of said Southeast 1/4 of the Southwest 1/4; thence West along the said North line to its intersection with the West line thereof; thence South along the West line of said Southeast 1/4 of the Southwest 1/4 to the point of beginning. Subject to easement restrictions and reservations of record if any.

7705 173RD AVE EASEMENT DESCRIPTION (28899 SF)
Commencing at the Northwest corner of said Parcel, thence South 00 degrees 50 minutes 46 seconds West a distance of 91.39 along the assumed west line of said Parcel; thence North 79 degrees 06 minutes 09 seconds East a distance of 33.71 feet; thence North 00 degrees 51 minutes 46 seconds East a distance of 82.32 feet to the North line of said Parcel; thence westerly along said North line of said Parcel to the point of beginning.



7705 173RD AVE
CARTWAY EASEMENT
PARK, SHAWN ACRES
CARTWAY EASEMENT