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ELAINE MARTIG
COUNTY RECORDER
BIG STONE COUNTY

RECORDED ON
01/16/2020 01:20 PM

REC FEE: 46.00
PAGES: 14

DEED OF APPURTENANT EASEMENT

THIS AGREEMENT, made this 9th day of January, 2020 by and between Lindsey Duffield, single, ("Grantor"), and Gerald R. Bullock, Candace M. Duffield, Nancy J. Goodhart, Jasen L. Bullock and Stacie A. Lenssen ("Grantees").

WHEREAS, Grantor is the owner of the tract of land in the County of Big Stone, State of Minnesota, legally described on the attached Exhibit A; and

WHEREAS, Grantees are the owners of the tract of land in the County of Big Stone, State of Minnesota, legally described on the attached Exhibit B; and

WHEREAS, Grantees are in need of easements for access, a cattle pass and water spigots; and

WHEREAS, Grantor and Grantees have agreed upon the easements hereinafter described.

NOW THEREFORE, Grantor in consideration of One Dollar and other good and valuable consideration to her in hand paid by said Grantees, receipt of which is hereby acknowledged, hereby grants to said Grantees, their heirs and assigns, forever, the following easements:

Easement for access and cattle pass purposes in, over and upon that part of Grantor's land described on the attached Exhibit C. Grantees shall be solely responsible for the cost of installation and maintenance of the fencing.

Easement for access to two water spigots in, over and upon, that part of Grantor's land described on the attached Exhibit D. Grantor shall install two water spigots near the north and south boundaries of Grantor's land; Grantees shall thereafter be solely responsible for the maintenance of the water spigots.

Said Easements are given for the purposes stated and are not to be construed as easements given to the exclusion of the Grantor, her heirs and assigns.

The parties hereto agree to indemnify and hold each other, their heirs, successors and assigns, harmless from any and all liability for personal injury or damage to any property arising out of the existence, use or maintenance of the easements.

Any damage caused to the fence, cattle pass or water spigots by a party or the party's licensees, invitees or guests shall be repaired by such party.

TO HAVE AND TO HOLD SAID EASEMENTS unto said Grantees, their heirs and assigns, as appurtenant to the land owned by the Grantees described herein.

This agreement shall run with the land and shall be binding upon the heirs, executors, administrators, and assigns of the parties hereto.

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

SIGNATURES FOLLOW.

This Instrument Drafted By:

LEUTHNER & HUETHER, LTD
109 East 6th Street
Post Office Box 446
Morris, MN 56267

SIGNATURE PAGE
DUFFIELD/BULLOCK EASEMENT

L. Duffield
Lindsey Duffield

STATE OF MINNESOTA }
 } ss
COUNTY OF Big Stone }

The foregoing instrument was acknowledged before me this 9th day of
January, 20 20, by Lindsey Duffield, single, Grantor.



Linda Hoffenke
Signature of Person Taking Acknowledgment

SIGNATURE PAGE
DUFFIELD/BULLOCK EASEMENT

Gerald R. Bullock
Gerald R. Bullock

STATE OF MINNESOTA }
 } ss
COUNTY OF Hennepin }

The foregoing instrument was acknowledged before me this 24th day of
December, 20 19, by Gerald R. Bullock, Grantee.

Kathryn Irene Mullen
Signature of Person Taking Acknowledgment

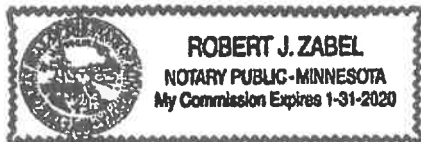


SIGNATURE PAGE
DUFFIELD/BULLOCK EASEMENT


Candace M. Duffield

STATE OF MINNESOTA }
 } ss
COUNTY OF Traverse }

The foregoing instrument was acknowledged before me this 27th day of
December, 20 19, by Candace M. Duffield, Grantee.

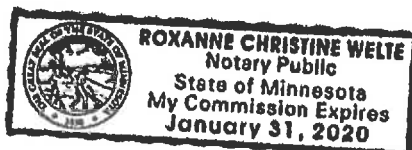



Signature of Person Taking Acknowledgment

SIGNATURE PAGE
DUFFIELD/BULLOCK EASEMENT

Nancy J. Goodhart
Nancy J. Goodhart


STATE OF MINNESOTA }
COUNTY OF Anoka } SS



The foregoing instrument was acknowledged before me this 30 day of
December, 2020, by Nancy J. Goodhart, Grantee.

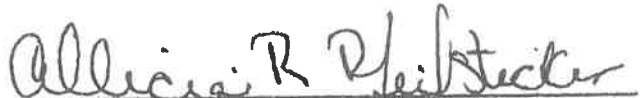
Roxanne Welte
Signature of Person Taking Acknowledgment

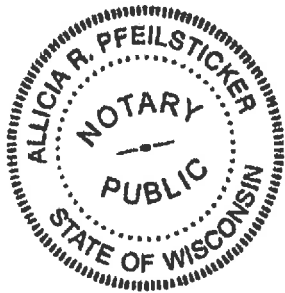
SIGNATURE PAGE
DUFFIELD/BULLOCK EASEMENT


Jasen L. Bullock


STATE OF WISCONSIN }
COUNTY OF Dunn } ss

The foregoing instrument was acknowledged before me this 30th day of December, 2019, by Jasen L. Bullock, Grantee.


Signature of Person Taking Acknowledgment



SIGNATURE PAGE
DUFFIELD/BULLOCK EASEMENT


Stacie A. Lenssen

STATE OF SOUTH DAKOTA }
COUNTY OF Codington } ss

The foregoing instrument was acknowledged before me this 26th day of
December, 2019, by Stacie A. Lenssen, Grantee.




Signature of Person Taking Acknowledgment

MY COMMISSION EXPIRES 1-4-24

EXHIBIT A

That part of Government Lot 4 and that part of the Northwest Quarter of the Southwest Quarter of Section 3, and that part of Government Lot 1 and that part of the Northeast Quarter of the Southeast Quarter of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, described as follows:

Commencing at the northeast corner of said Section 4; thence South 00 degrees 54 minutes 09 seconds West, assumed bearing along the east line of said Section, a distance of 1331.37 feet to the point of beginning of the tract to be described; thence North 89 degrees 05 minutes 51 seconds West a distance of 306.02 feet to a point on the northeasterly line of a railroad right of way; thence South 32 degrees 55 minutes 37 seconds East, along said right of way, a distance of 886.00 feet; thence South 89 degrees 05 minutes 51 seconds East a distance of 746.74 feet; thence North 00 degrees 54 minutes 09 seconds East a distance of 736.00 feet; thence North 89 degrees 05 minutes 51 seconds West a distance of 933.98 feet to the point of beginning.

Said tract contains 16.78 acres, more or less, and is subject to any easements of record.

EXHIBIT B

Government Lot 4 and the Northwest Quarter of the Southwest Quarter of Section 3, Township 124 North, Range 49 West, EXCEPT RAILWAY, and Government Lot 1 and the Northeast Quarter of the Southeast Quarter of Section 4, Township 124 North, Range 49 West, EXCEPT HIGHWAY AND PART DEEDED TO CITY, Big Stone County, Minnesota, **EXCEPT THE FOLLOWING:**

Commencing at the northeast corner of said Section 4; thence South 00 degrees 54 minutes 09 seconds West, assumed bearing along the east line of said Section, a distance of 1331.37 feet to the point of beginning of the tract to be described; thence North 89 degrees 05 minutes 51 seconds West a distance of 306.02 feet to a point on the northeasterly line of a railroad right of way; thence South 32 degrees 55 minutes 37 seconds East, along said right of way, a distance of 886.00 feet; thence South 89 degrees 05 minutes 51 seconds East a distance of 746.74 feet; thence North 00 degrees 54 minutes 09 seconds East a distance of 736.00 feet; thence North 89 degrees 05 minutes 51 seconds West a distance of 933.98 feet to the point of beginning.

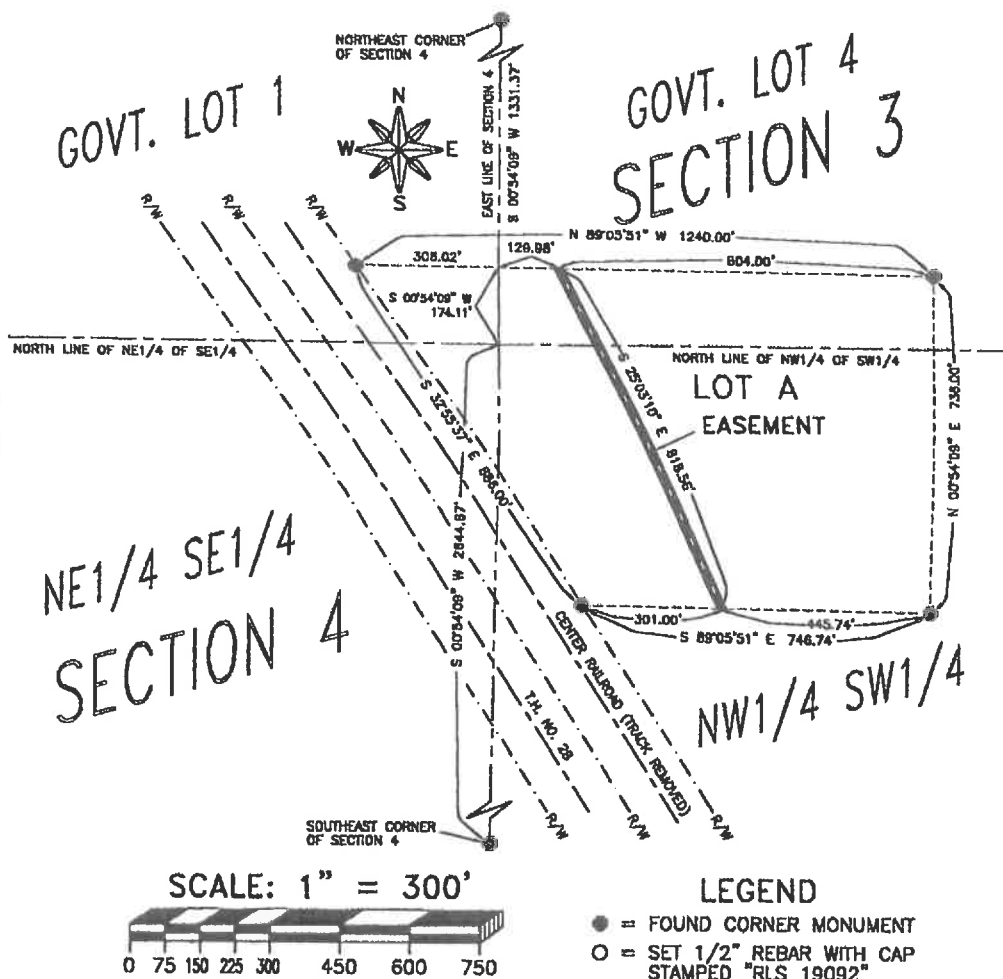
Said tract contains 16.78 acres, more or less, and is subject to any easements of record.

EXHIBIT C
EASEMENT FOR ACCESS/CATTLE PASS

That part of Lot A of Government Lot Four (4) and the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Three (3), and Government Lot One (1) and the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Four (4), Township One hundred twenty-four (124) North, Range Forty-nine (49) West, Big Stone County, Minnesota, being a tract 12.00 feet in width extending 6.00 feet on both sides of a line described as follows:

Commencing at the northeast corner of said Section Four (4); thence South 00 degrees 54 minutes 09 seconds West, assumed bearing along the east line of said Section, a distance of 1331.37 feet to a point on the north line of said Lot A; thence South 89 degrees 05 minutes 51 seconds East, along said north line, a distance of 129.98 feet to the point of beginning of the line to be described; thence South 25 degrees 03 minutes 10 seconds East a distance of 818.56 feet to a point on the south line of said Lot A and there terminating. The sidelines of said tract shall be prolonged or shortened to terminate on the north and south lines of said Lot A.

EXHIBIT TO EASEMENT
PART OF LOT A OF GOVERNMENT LOT 4 AND THE NORTHWEST QUARTER OF
THE SOUTHWEST QUARTER OF SECTION 3, AND GOVERNMENT LOT 1 AND
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 124 NORTH, RANGE 49 WEST, BIG STONE COUNTY, MINNESOTA



EASEMENT DESCRIPTION

That part of Lot A of Government Lot Four (4) and the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Three (3), and Government Lot One (1) and the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Four (4), Township One hundred twenty-four (124) North, Range Forty-nine (49) West, Big Stone County, Minnesota, being a tract 12.00 feet in width extending 6.00 feet on both sides of a line described as follows:

Commencing at the northeast corner of said Section Four (4); thence South 00 degrees 54 minutes 09 seconds West, assumed bearing along the east line of said Section, a distance of 1331.37 feet to a point on the north line of said Lot A; thence South 89 degrees 05 minutes 51 seconds East, along said north line, a distance of 129.98 feet to the point of beginning of the line to be described; thence South 25 degrees 03 minutes 10 seconds East a distance of 818.56 feet to a point on the south line of said Lot A and there terminating. The sidelines of said tract shall be prolonged or shortened to terminate on the north and south lines of said Lot A.

Surveyors Certificate

I, Roy Marihart, do hereby certify that this survey and drawing was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Minnesota.

Roy Marihart

Roy Marihart -- MN Reg. No. 19092
Marihart Surveying, P.A.

July 17, 2019
Date

EXHIBIT D
EASEMENTS FOR ACCESS TO WATER SPIGOTS

EASEMENT 1 DESCRIPTION

That part of Lot A of Government Lot Four (4) and the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section Three (3), and Government Lot One (1) and the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section Four (4), Township One hundred twenty-four (124) North, Range Forty-nine (49) West, Big Stone County, Minnesota, described as follows:

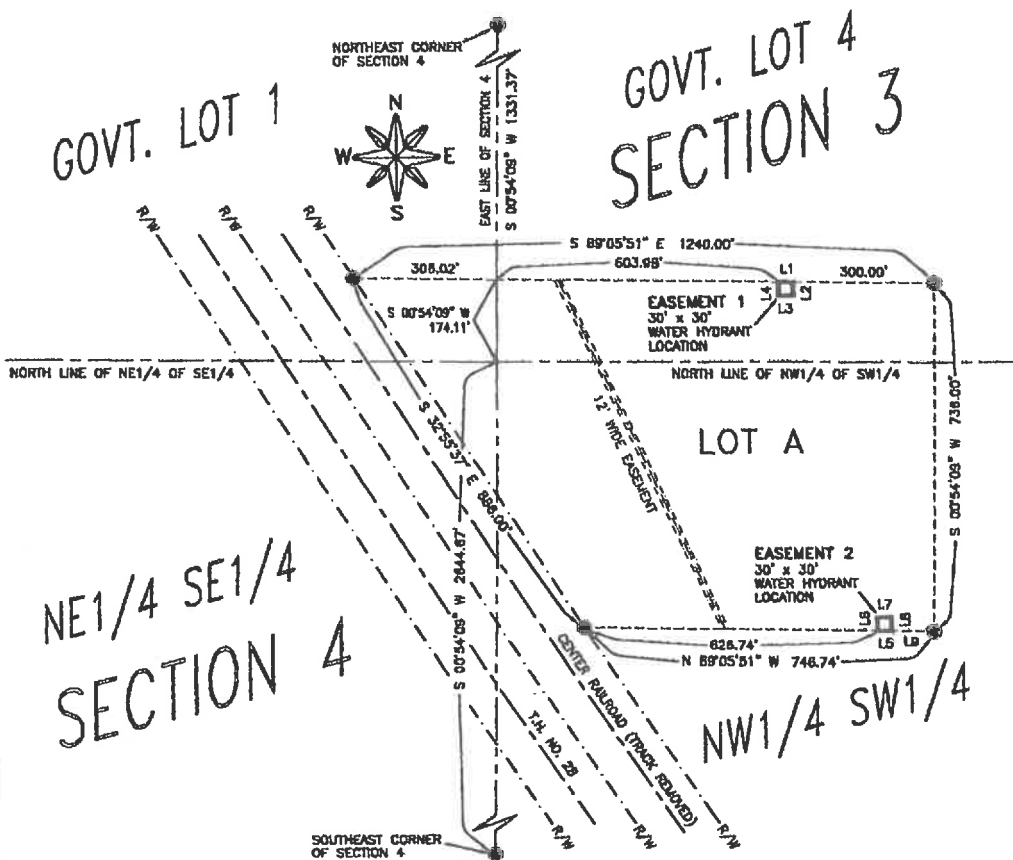
Commencing at the northeast corner of said Section Four (4); thence South 00 degrees 54 minutes 09 seconds West, assumed bearing along the east line of said Section, a distance of 1331.37 feet to a point on the north line of said Lot A; thence South 89 degrees 05 minutes 51 seconds East, along said north line, a distance of 603.98 feet to the point of beginning of the easement to be described; thence continuing South 89 degrees 05 minutes 51 seconds East, along said north line, a distance of 30.00 feet; thence South 00 degrees 54 minutes 09 seconds West a distance of 30.00 feet; thence North 89 degrees 05 minutes 51 seconds West a distance of 30.00 feet; thence North 00 degrees 54 minutes 09 seconds East a distance of 30.00 feet to the point of beginning.

EASEMENT 2 DESCRIPTION

That part of Lot A of Government Lot Four (4) and the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section Three (3), and Government Lot One (1) and the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section Four (4), Township One hundred twenty-four (124) North, Range Forty-nine (49) West, Big Stone County, Minnesota, described as follows:

Commencing at the northeast corner of said Section Four (4); thence South 00 degrees 54 minutes 09 seconds West, assumed bearing along the east line of said Section, a distance of 1331.37 feet to a point on the north line of said Lot A; thence South 89 degrees 05 minutes 51 seconds East, along said north line, a distance of 933.98 feet to the northeast corner of said Lot A; thence South 00 degrees 54 minutes 09 seconds West, along the east line of said Lot A, a distance of 736.00 feet to the southeast corner of said Lot A; thence North 89 degrees 05 minutes 51 seconds West, along the south line of said Lot A, a distance of 90.00 feet to the point of beginning of the easement to be described; thence continuing North 89 degrees 05 minutes 51 seconds West, along said south line, a distance of 30.00 feet; thence North 00 degrees 54 minutes 09 seconds East a distance of 30.00 feet; thence South 89 degrees 05 minutes 51 seconds East a distance of 30.00 feet; thence South 00 degrees 54 minutes 09 seconds West a distance of 30.00 feet to the point of beginning.

EXHIBIT TO EASEMENTS
 PART OF LOT A OF GOVERNMENT LOT 4 AND THE NORTHWEST QUARTER OF
 THE SOUTHWEST QUARTER OF SECTION 3, AND GOVERNMENT LOT 1 AND
 THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4,
 TOWNSHIP 124 NORTH, RANGE 49 WEST, BIG STONE COUNTY, MINNESOTA



GOVT. LOT 1

GOVT. LOT 4
 SECTION 3

NE1/4 SE1/4
 SECTION 4

NW1/4 SW1/4

LEGEND

- = FOUND CORNER MONUMENT
- = SET 1/2" REBAR WITH CAP STAMPED "RLS 19092"



LINE	BEARING	DISTANCE
L1	S 89°05'51" E	30.00'
L2	S 00°54'09" W	30.00'
L3	N 89°05'51" W	30.00'
L4	N 00°54'09" E	30.00'
L5	N 89°05'51" W	30.00'
L6	N 00°54'09" E	30.00'
L7	S 89°05'51" E	30.00'
L8	S 00°54'09" W	30.00'
L9	N 89°05'51" W	30.00'

DOC. NO. _____
 FILED _____
 AT _____ M. AND RECORDED
 IN BOOK _____ OF _____
 ON PAGE _____
 ELAINE MARTIG
 COUNTY RECORDER
 BIG STONE COUNTY, MINNESOTA
 BY _____ DEPUTY

Surveyors Certificate

I, Roy Marhart, do hereby certify that this survey and drawing was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Minnesota.

Roy Marhart

Roy Marhart - MN Reg. No. 19092
 Marhart Surveying, P.A.

October 14, 2019
 Date