

WARRANTY DEED
Corporation(s) to Corporation
Or Partnership

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required
Certificate of Real Estate Value No. _____
_____, 20____

County Auditor

by _____
Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: _____, 20 _____

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Housing and Redevelopment Authority in and for the City of Coon Rapids, a public body corporate and politic under the laws of Minnesota, Grantor(s), hereby conveys and warrants to the County of Anoka, a political subdivision of the State of Minnesota, Grantee, real property in Anoka County, Minnesota, described as follows:

Parcel 83PE, a permanent easement for drainage, utility, snow storage, storm sewer, and signing, over, under, and across Parcels 83PE, Anoka County Highway Right of Way Plat No. 93, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder and Registrar of Titles.

Grantor, for itself, its successors and assigns, do hereby grant and convey to the County of Anoka all grasses, shrubs, trees and natural growth now existing on said lands or that may be hereafter planted or grown thereon, and the right to remove and use all earth and other materials lying within the parcel of land hereby conveyed.

The said Grantor does hereby release the County of Anoka from any claims for damages to the fair market value of the above-described area covered by this easement and for its use, or any claims for damages to the fair market value of the remaining property of Grantor caused by the use of the easement, including grading and removal of materials from said easement area for highway purposes. Notwithstanding the foregoing, Grantor does not release any claims Grantor may have as a result of the negligence of the Grantee, its agents or contractors, in conducting any of the above activities.

Grantor(s) warrants that it has no knowledge of any hazardous substance located in or on the land and that the Grantor(s) had no knowledge of any hazardous substance located in or on the land at the time right, title or interest in the land was first acquired by the Grantor(s).

Grantor(s) certifies that the Grantor(s) does not know of any wells on the described real property.

(If more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Its: _____

Its: _____

Affix Deed Tax Stamp Here

STATE OF MINNESOTA

SS.

COUNTY OF ANOKA

The foregoing was acknowledged before me this ____ day of July, 2015, by _____ and _____, the _____ and _____ of Housing and Redevelopment Authority in and for the City of Coon Rapids, a public body corporate and politic under the laws of Minnesota, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

GRANTEE STATEMENT AND SEND TAX STATEMENTS TO:

COUNTY OF ANOKA
C/O HIGHWAY DEPARTMENT
1440 BUNKER LAKE BLVD.
ANDOVER, MN 55304

Project No. 002-611-034 Parcel(s) -83 - HRA

THIS INSTRUMENT DRAFTED BY:
THE ANOKA COUNTY HIGHWAY DEPT.
1440 BUNKER LAKE BLVD.
ANDOVER, MN 55304