



A000639602

OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON

4/6/2018 9:20:33 AM

AS DOC #: A000639602

PAGES: 5

REC FEES: 46.00

KATHRYN M. NORBY
CASS COUNTY RECORDER

BY KF Dep TX#: 145386



T000033488

OFFICE OF REGISTRAR OF TITLES
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON

4/6/2018 9:13:48 AM

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PAGES: 5 REC FEES: 46.00

BOOK #: 1

PAGE #: 31

FILE #: 1

CERTIFICATE #: 31

KATHRYN M. NORBY
REGISTRAR OF TITLES

BY KF Deputy TX#: 145385

Reserved for Recording

PUBLIC ROAD EASEMENT AGREEMENT #18-20-140-31-42

THIS AGREEMENT is made pursuant to the authority conferred upon the parties by Minnesota State Statute Chapter 282.04, Tax Forfeited Lands Subd. 4. Easements.

PARTIES

OWNER: County of Cass, State of Minnesota

GRANTEE: Potlatch Minnesota Timberlands, LLC.

DESCRIPTION OF

OWNERS PREMISES: Northeast Quarter of the Southeast Quarter, Section 20, Township 140 North, Range 31 West, Cass County, Minnesota.

DESCRIPTION OF

GRANTEES PREMISES: Northwest Quarter of the Southeast Quarter, Section 20, Township 140 North, Range 31 West, Cass County, Minnesota.

DESCRIPTION OF EASEMENT:

A 50.00 foot by 50.00 foot wide easement for ingress, egress and utility purposes over, under, and across that part of the Northeast Quarter of the Southeast Quarter, Section 20, Township 140 North, Range 31 West of the 5th Principal Meridian, Cass County, Minnesota.

Described as follows; the west 50.00 feet of the south 50.00 feet of said Northeast Quarter of the Southeast Quarter.

See certificate of survey, attached & made apart hereof.

PURPOSE: Ingress and egress over and across Owners premises; telephone, and electric power lines either by underground cable or conduit or otherwise.

TERMS: The term of this easement shall be perpetual; however, this easement will revert to the State of Minnesota in Trust for the taxing district in the event of non-use.

CONDITIONS OF The Owners land may be sold or leased for mineral or other legal purpose,





| | |
|----------------------|---|
| GRANT | subject to the easement, and all rights granted by the easement shall be excepted and reserved from Owners conveyance or lease except in the event of termination of the easement for any substantial breach of its terms or if at any time its continuance will conflict with public use of the land, or any part thereof, on which it is granted. |
| CONSIDERATION | The fee for this easement will be a reciprocal easement to Cass County across lands owned by Potlatch at Southeast Quarter of the Southeast Quarter, Section 20, Township 140 North, Range 31 West,. |
| NONEXCLUSIVE | The easement shall be non-exclusive and open to public use as well as timber management and other purposes and under such terms as the county board or the land commissioner of Cass County shall prescribe. The primary purpose of the road is public road right of way. |
| MAINTENANCE | The grantees shall be responsible for any maintenance and repair to the easement unless negotiated differently with the Owner. All forms of improvement to the roadway must meet all County, State and Federal regulations and ordinances. |
| LIABILITY | The grantees agree to hold Owner harmless and to assume full liability for any loss or damage whatsoever to any person or property occurring on or in said easement and arising out of, by reason of, or during grantee's use, except such loss or damage to persons other than grantees caused by the negligence or intentional acts of third parties. |
| ASSIGNMENT | Grantee shall not encumber or assign this easement without the prior written consent of Owner. |
| SEVERABILITY | If any term or condition of this easement is illegal, invalid, or unenforceable under present or future laws effective during the term of this easement, the remainder of this easement shall not be affected thereby. |
| SUCCESSORS | All terms and conditions of this easement shall completely bind and inure to the benefit of the heirs, legal representatives, and successors of both Owner and Grantee. |





IN WITNESS WHEREOF, the parties have hereto caused these presents to be validly executed in their respective names as of the day and year written:

OWNER: CASS COUNTY

Date: 16 day of Jan 2018

Robert Kangas, Chairman of the Board of Commissioners

Joshua D. Stevenson, Cass County Administrator

STATE OF MINNESOTA)

) ss.

COUNTY OF CASS)

The foregoing instrument was acknowledged before me this 16 day of Jan, 2018, by **Robert Kangas, Chairman of the Board of Commissioners, Cass County, a Political Subdivision of the State of Minnesota**

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



Signature of Person Taking Acknowledgment

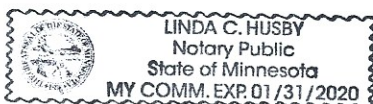
STATE OF MINNESOTA)

) ss

COUNTY OF CASS)

The foregoing instrument was acknowledged before me this 16 day of Jan, 2018, by **Joshua D. Stevenson, Cass County Administrator.**

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



Signature of Person Taking Acknowledgment



**GRANTEE:**Date: 5 day of February 2018

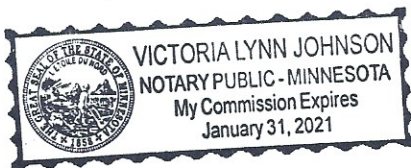
Shawn Sunnarborg, Minnesota Resource Unit Manager, Potlatch Minnesota Timberlands, LLC,

STATE OF MINNESOTA)

COUNTY OF Carlton) ss. Check here if part or all of the land is Registered (Torrens)

The foregoing instrument was acknowledged before me this 5 day of February, 2018, by **Shawn Sunnarborg, the Minnesota Resource Unit Manager of Potlatch Minnesota Timberlands, LLC, a Delaware limited liability company**, on behalf of the **limited liability company**, Grantee.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



Signature of Person Taking Acknowledgment

Acknowledged by Cass County Auditor-Treasurer's Office

By J. Lego
Deputy AuditorDate: April 6, 2018

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Kirk Titus
Cass County Land Department
P.O. Box 25
Backus, MN 56435



Computed
NW Cor.
of the NE1/4-SF1/4

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I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

George ER. Coulombe

License No. 15810

Date _____

PREPARED FOR:

POTLATCH



Not to scale
Bearing System Based on
Cass County North Coordinate System

LEGEND

| | |
|---|-----------------------|
| • | Computed position |
| ⊙ | Found County monument |
| ● | Set Rebar |

