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OFFICE OF COUNTY RECORDER
KANDIYOHI COUNTY MINNESOTA

FILED AND/OR RECORDED ON

07/27/2020 04:30:10 PM

JULIE KALKBRENNER
COUNTY RECORDER

BY: SUSAN BREDESON
DEPUTY

AGREEMENT FOR TILE LINE EASEMENT

THIS AGREEMENT is made this 22nd day of JULY, 2020, by Lawrence Seifert as Trustee of the Lamont Seifert Testamentary Trust Dated December 7, 2000; Linda J. Seifert as Trustee of the Linda Seifert Trust; Lawrence J. Seifert and Pamela A. Seifert as Trustees of the 2006 Seifert Family Trust; Laurene Decker a/k/a Laurene J. Decker as Trustee of the Laurene Decker Living Trust Dated April 20, 2018; and Leland Seifert, a single person; Linda J. Seifert f/k/a Linda J. Devincenzi, and Jeffrey R. Stein, her husband; and Lawrence J. Seifert and Pamela A. Seifert, his wife; (collectively "Seifert"), and Scott E. Wagar and Patricia Wagar, husband and wife ("Wagar").

RECITALS

A. Wagar is the owner of real property located in Kandiyohi County, Minnesota legally described as follows:

See attached Exhibit A (the "Wagar Property").

B. Seifert is the owner of real property located in Kandiyohi County, Minnesota legally described as follows:

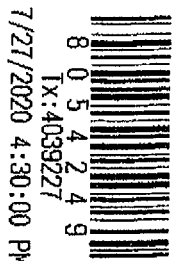
See attached Exhibit B (the "Seifert Property").

C. An underground tile drainage system is located on the Seifert Property, and that system drains into an underground tile drainage system located on the Wagar Property.

D. The parties desire to memorialize their agreement for an easement for the tile drainage system.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grant of Easement. Wagar hereby grants and conveys to Seifert a perpetual easement for use as a tile drainage system over and across the Wagar Property. This Easement is granted as an easement for the use, maintenance and repair of the tile drainage system located on the Wagar Property, and the right to connect an underground tile line located on the Seifert Property to the drainage system located on the Wagar Property. This Easement shall run with the land, shall be



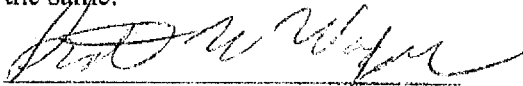
perpetual and shall be binding upon and inure to the benefit of Seifert, their heirs, successors and assigns.

2. Construction and Repairs. It is understood and agreed that Seifert shall be responsible for the maintenance and upkeep of the tile drainage system located on the Seifert Property. Wagar shall be responsible for the maintenance and upkeep of the tile drainage system located on Wagar Property.

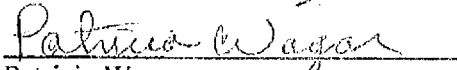
3. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Minnesota.

4. Binding Effect. The provisions of this Agreement shall inure to the benefit of the parties, and their respective representatives, heirs, successors and assigns. The benefits and burdens of the Easement created herein shall be appurtenant to and run with title to the respective properties of the parties to this Agreement.

5. Amendment. This Easement and any provision herein contained may be terminated, extended, modified or amended, only with the express written consent of Seifert and Wagar. No amendment, modification, extension or termination of this Easement will affect the rights of the holder of a mortgage constituting a lien on any portion of the property affected herein at the time of such amendment, modification, extension or termination unless such mortgagee consents to the same.




Scott E. Wagar



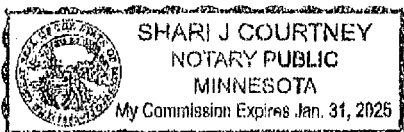
Patricia Wagar

STATE OF MINNESOTA)
) ss
COUNTY OF Kandiyohi)

The foregoing instrument was acknowledged before me this 22 day of July, 2020, by Scott E. Wagar and Patricia Wagar, husband and wife.



Notary Public

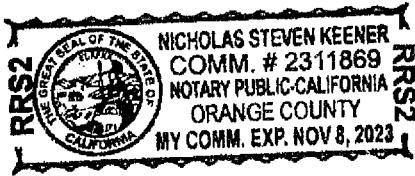


LAMONT SEIFERT TESTAMENTARY TRUST
DATED DECEMBER 7, 2000

Lamont Seifert Trustee
By: Lawrence Seifert, Trustee /

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss

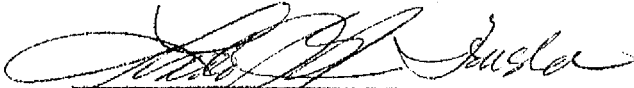
The foregoing instrument was acknowledged before me this 1st day of JUNE, 2020, by Lawrence Seifert as Trustee of the Lamont Seifert Testamentary Trust Dated December 7, 2000.



[Signature]

Notary Public

LINDA SEIFERT TRUST



By: Linda J. Seifert, Trustee

STATE OF _____)

) ss

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____,
2020, by Linda J. Seifert as Trustee of the Linda Seifert Trust.

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

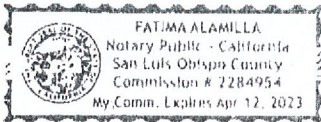
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Luis Obispo)
On June 8th 2020 before me, Fatima Alamilla, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Linda J Seifert
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Fatima Alamilla
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

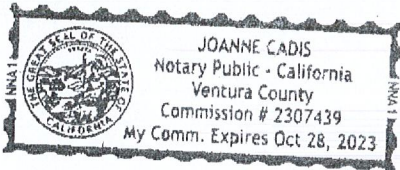
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of VENTURA

Subscribed and sworn to (or affirmed) before me
 on this 4 day of JUNE, 2020
 by Date Month Year
 (1) LAURENE DECKER



(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Joanne Cadis
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Luis Obispo)

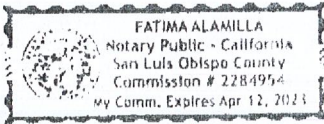
On June 15th 2020 before me, Fatima Alamilla, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Linda J Seifert and Jeffrey R. Stein
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Fatima Alamilla
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT A
(Legal Description of Wagar Property)

That part of the Northwest Quarter of Section 16, Township 119 North, Range 34 West of the Fifth Principal Meridian, Kandiyohi County, Minnesota described as follows:

- Commencing at the northwest corner of said Section 16;
- thence on an assumed bearing of South 00 degrees 47 minutes 17 seconds West, along the west line of said Section 16, a distance of 885.17 feet to the point of beginning of the land to be described;
- thence on a bearing of South 89 degrees 12 minutes 43 seconds East a distance of 25.00 feet;
- thence on a bearing of South 00 degrees 47 minutes 17 seconds West a distance of 145.00 feet;
- thence on a bearing of South 32 degrees 13 minutes 41 seconds East a distance of 350.58 feet;
- thence on a bearing of South 89 degrees 28 minutes 54 seconds East a distance of 1327.00 feet;
- thence on a bearing of South 01 degrees 43 minutes 57 seconds West a distance of 1340.50 feet to the south line of said Northwest Quarter;
- thence on a bearing of North 89 degrees 17 minutes 32 seconds West, along the south line of said Northwest Quarter, a distance of 1520.91 feet to the southwest corner of said Northwest Quarter;
- thence on a bearing of North 00 degrees 47 minutes 17 seconds East, along the west line of said Section 16, a distance of 1775.16 feet to the point of beginning.

EXHIBIT B
(Legal Description of Seifert Property)

All of the Grantors' right, title and interest in and to the North Half of Section 16, except the following described tract: commencing at a point on the East line of said Northeast Quarter of the Northeast Quarter 60 feet South of the Northeast corner, thence South along the East line of said Northeast Quarter of the Northeast Quarter a distance of 705 feet, thence West and parallel to the North line of said Northeast Quarter of the Northeast Quarter a distance of 582 feet, thence North and parallel to the East line of said Northeast Quarter of the Northeast Quarter a distance of 705 feet, thence East and parallel to the North line of said Northeast Quarter of the Northeast Quarter a distance of 582 feet to the point of beginning, all in Township 119 North, Range 34 West.

ALSO EXCEPT

That part of the Northwest Quarter of said Section 16 described as follows:

- Commencing at the northwest corner of said Section 16;
- thence on an assumed bearing of South 00 degrees 47 minutes 17 seconds West, along the west line of said Section 16, a distance of 885.17 feet to the point of beginning of the land to be described;
- thence on a bearing of South 89 degrees 12 minutes 43 seconds East a distance of 25.00 feet;
- thence on a bearing of South 00 degrees 47 minutes 17 seconds West a distance of 145.00 feet;
- thence on a bearing of South 32 degrees 13 minutes 41 seconds East a distance of 350.58 feet;
- thence on a bearing of South 89 degrees 28 minutes 54 seconds East a distance of 1327.00 feet;
- thence on a bearing of South 01 degrees 43 minutes 57 seconds West a distance of 1340.50 feet to the south line of said Northwest Quarter;
- thence on a bearing of North 89 degrees 17 minutes 32 seconds West, along the south line of said Northwest Quarter, a distance of 1520.91 feet to the southwest corner of said Northwest Quarter;
- thence on a bearing of North 00 degrees 47 minutes 17 seconds East, along the west line of said Section 16, a distance of 1775.16 feet to the point of beginning.