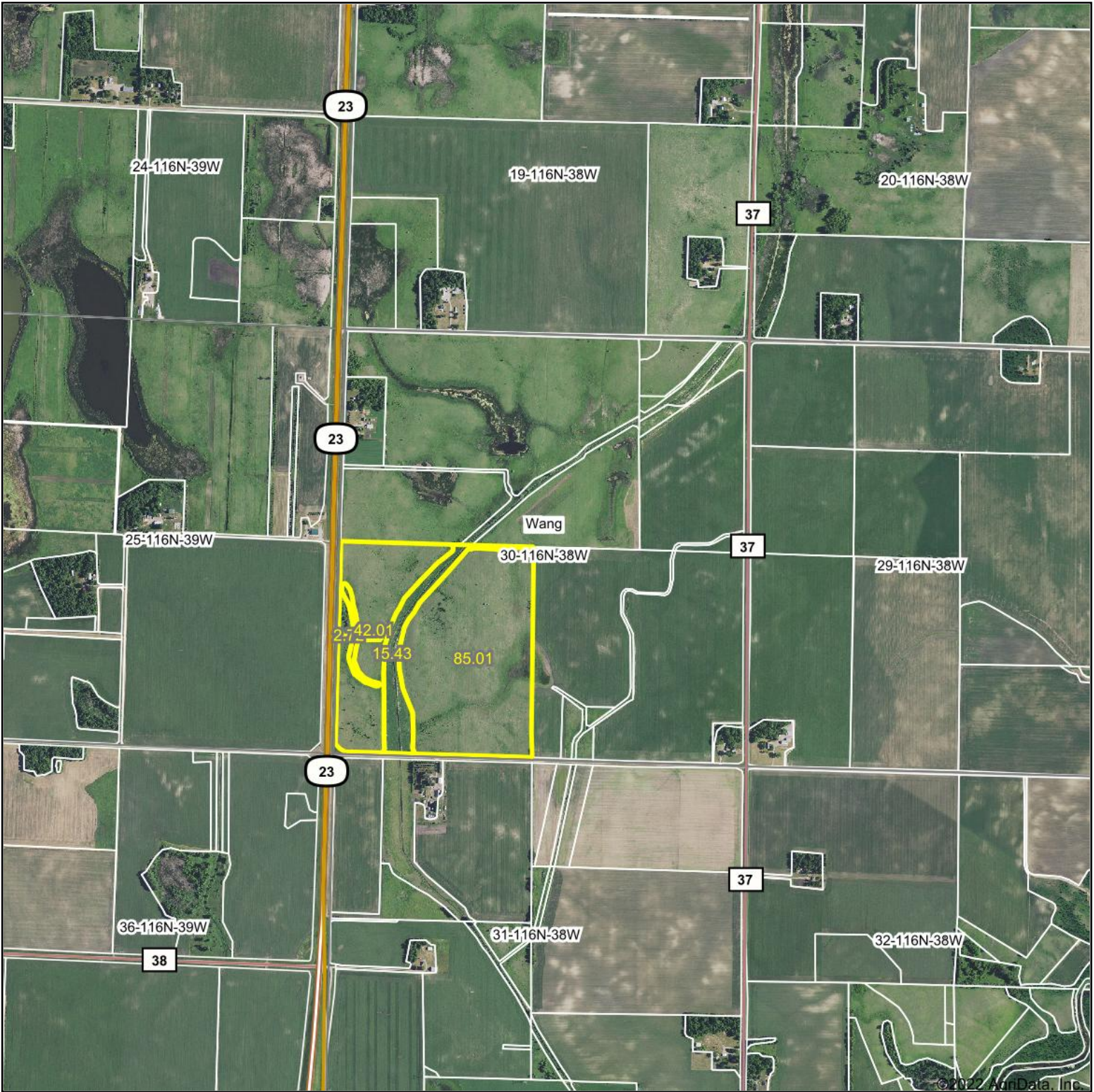
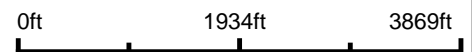


Aerial Map



Map Center: 44° 49' 31.24, -95° 28' 23.84



30-116N-38W
Renville County
Minnesota



6/16/2022

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



©2022 AgriData, Inc.

Map Center: 44° 49' 18.07, -95° 28' 43.36



30-116N-38W
Renville County
Minnesota



6/16/2022

Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

No delinquent taxes and transfer entered
Dated Oct 16, 20 02
Larry Jacobs
County Auditor
By Sharon Maurice
Deputy
ISTS Rcvd

Gail M. Miller

GAIL M. MILLER
OFFICE OF COUNTY RECORDER
RENVILLE COUNTY, MINNESOTA
Fee Amount: \$20.00



CREP Easement (12/98)

EASEMENT I.D. # 65-01-02-01

**PERPETUAL RIM CONSERVATION EASEMENT
STATE OF MINNESOTA, BOARD OF WATER AND SOIL RESOURCES**

This conservation easement, hereinafter referred to as "Easement", is made this 16th day of October, 20 02, between Bethel J. Anderson, single, hereinafter collectively referred to as "Grantors", and the State of Minnesota, by and through the Board of Water and Soil Resources, hereinafter referred to as the "State".

WITNESSETH

WHEREAS, the REINVEST IN MINNESOTA RESOURCES LAW (RIM) and the Minn. Stat. Sec. 103F.501 et. seq., along with Section 84.95, authorize the State to acquire conservation easements on eligible lands; AND

WHEREAS the State is authorized to establish conservation practices to protect soil and water quality and to enhance fish and wildlife habitat on conservation easements; AND

WHEREAS, the Grantors are the owners of eligible marginal lands, and/or drained wetlands and/or cropland adjacent to these lands, and desire to convey such lands as a perpetual RIM conservation easement to the State of Minnesota.

NOW, THEREFORE, the Grantors, for themselves, their heirs, successors and assigns, in consideration of the sum of Ninety Six Thousand One Hundred Seventy Five and 24/100 DOLLARS (\$ 96,175.24), do hereby grant, convey and warrant to the State, its successors and assigns, forever, a perpetual easement in accordance with the terms and conditions as hereafter set forth in Minn. Stat. Sec. 103F.501 et. seq. and all rules adopted thereto, over and upon the following described land situated in the County of Renville State of Minnesota, to-wit:

THE LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED HEREIN.

The Easement covers only that portion of the parcel delineated as the "EASEMENT AREA" identified on Exhibit(s), which is attached hereto and incorporated herein. The easement area consists of a total of 142.4 acres, of which 1.2 acres are not monetarily compensated by the State but are subject to the terms of the Easement. The easement area is subject to all prior easements, roadways, and mineral rights of record including the 15-year CRP contract dated 11-1-02.
No rights are granted to the general public for access to or entry upon the lands described herein.

FURTHER, the Grantors represent and warrant that there are no hazardous substances pollutants or contaminants in or on the easement area, and that the Grantors, their heirs, successors or assigns shall not place any toxic or hazardous substances, pollutants or contaminants in or on the easement area.

FURTHER, the Grantors, their heirs, successors and assigns warrant the perpetual right to access and an ingress and egress route to the easement area from a public road to allow authorized agents of the State to enter upon the easement area for the purpose of inspection and enforcement of this Easement. Access route can utilize existing driveways, field roads, etc.

FURTHER, the Grantors, for themselves, their heirs, successors and assigns warrant that they:

1. Shall establish and maintain vegetative cover and structural practices in accordance with the Conservation Plan on file at the local Soil and Water Conservation District (SWCD) or at the State. Conservation Plan maintenance includes any necessary replanting of vegetative cover and repair of structures. Any amendment to the Conservation Plan shall be mutually agreed to by the landowner, the SWCD and the State.
2. Shall perpetually allow for the legal manipulation of existing drainage systems and other land alterations on the easement area that are associated with establishing and managing wetland practices identified in the Conservation Plan. Water levels will be managed and controlled only by the State or its agents, which may include the SWCD or Department of Natural Resources.

16 @ 11:30
③ Ron

3. Shall not appropriate water from any existing or restored wetlands within the easement area unless obtaining the prior written consent of the State and all necessary governmental permits.
4. Shall not produce agricultural crops on the easement area, except as provided in the state approved Conservation Plan for wildlife management purposes. Interim land uses established prior to the recording of this Conservation Easement and in accordance with the Conservation Easement Agreement, may be continued without violating this Easement.
5. Shall not remove or harvest any trees on the easement area, except as provided in the state approved Conservation Plan for forest management and wildlife habitat improvement purposes.
6. Shall not graze livestock on the easement area. Interim grazing land use established in accordance with the agreement for Conservation Easement will not be a violation of this Easement.
7. Shall not place any materials, substances or objects, nor erect or construct any type of structure, temporary or permanent, on the easement area, except as provided in the Conservation Plan.
8. Shall be responsible for weed control by complying with noxious weed control laws and emergency control of pests necessary to protect the public health on the easement area.
9. Shall not alter wildlife habitat, natural features, the vegetative cover, or other conservation practices on the easement area as described in the Conservation Plan, without the prior written approval of the State.
10. Shall restore the easement area to the condition described in the Conservation Plan after any lawful repair or improvement necessary to maintain a public drainage system or public utility system.
11. Shall not use any wetlands restored under the RIM Reserve program to mitigate other wetland losses.
12. Shall notify the State in writing of the names and addresses of the new owners within 30 days after the conveyance of all or part of the title or interest in the land described herein.
13. Shall pay when due all taxes and assessments, if any, that may be levied against the easement area.
14. Shall undertake the protection and management of the easement area in accordance with the conditions set forth in this Easement.
15. Other provisions: The State expressly recognizes the federal CRP 15-year contract # 902 dated 11-1-02 encumbering some or all of this RIM easement. To the extent that any inconsistencies exist between the CRP contract and the RIM easement, the later is subordinated to the former and the provisions in the CRP contract shall control over the RIM easement for the duration of the 15-year CRP contract.

FURTHER, this Easement shall be enforceable by the State as provided in Minn. Stat. Sec. 103F.515, Subd. 9, and/or by such other relief as may be authorized by law. Any ambiguities in this Easement shall be construed in a manner which best effectuates the purposes of protecting soil, improving water quality, and enhancing fish and wildlife habitat.

FURTHER, THE GRANTORS OF THIS CONSERVATION EASEMENT, FOR THEMSELVES, COVENANT that they shall not convert to agricultural crop production or pasture any other land, owned or leased as part of the same farm operation at the time of application, if said land supports natural vegetation or has not been used in agricultural crop production.

IN WITNESS WHEREOF, the Grantors have caused this Easement to be duly executed.

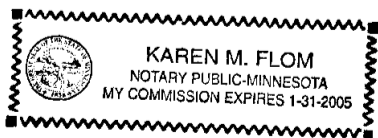
GRANTOR(S) SIGNATURE(S) AND ACKNOWLEDGMENT

Bethel J. Anderson
Bethel J. Anderson

STATE OF Minnesota)
COUNTY OF Renoville)

The foregoing instrument was acknowledged before me this 16th day of October, 2002

by Bethel J. Anderson, single.
(Notary Stamp or Seal)



Notary Signature Karen M Floom
Commission expires on 1-31-05

Easement Number 65-01-02-01

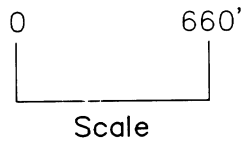
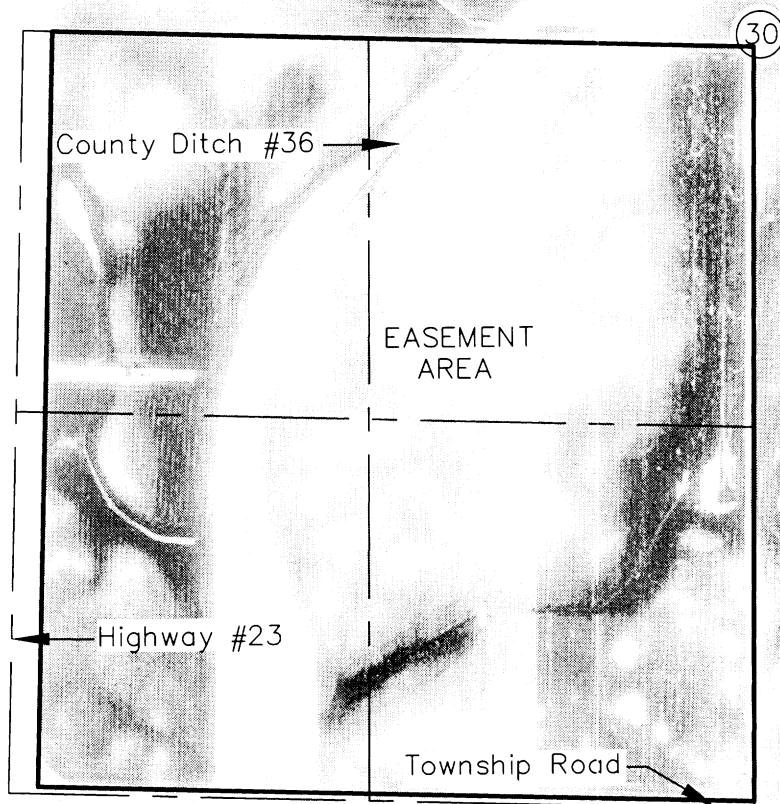
**STATE OF MINNESOTA
BOARD OF WATER AND SOIL RESOURCES
CONSERVATION EASEMENT
LEGAL DESCRIPTION**

That part of the fractional SW1/4 of Section 30, T. 116 N., R. 38 W. lying east of the Highway #23 right-of-way, north of the Township Road right-of-way, and shown as the "Easement Area" on Exhibit "A" attached to and made a part of this Conservation Easement.

STATE OF MINNESOTA
BOARD OF WATER AND SOIL RESOURCES
CONSERVATION EASEMENT
EXHIBIT 'A'

This map delineates the easement area(s) referred to in the attached easement conveyance.

Section 30 T. 116 N., R. 38 W., Renville County



Prepared By:

Board of Water and Soil Resources

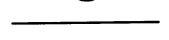
Dated:

April 19, 2002

LEGEND



Center of Section



Boundary of Described Lands



Lands Included in Easement

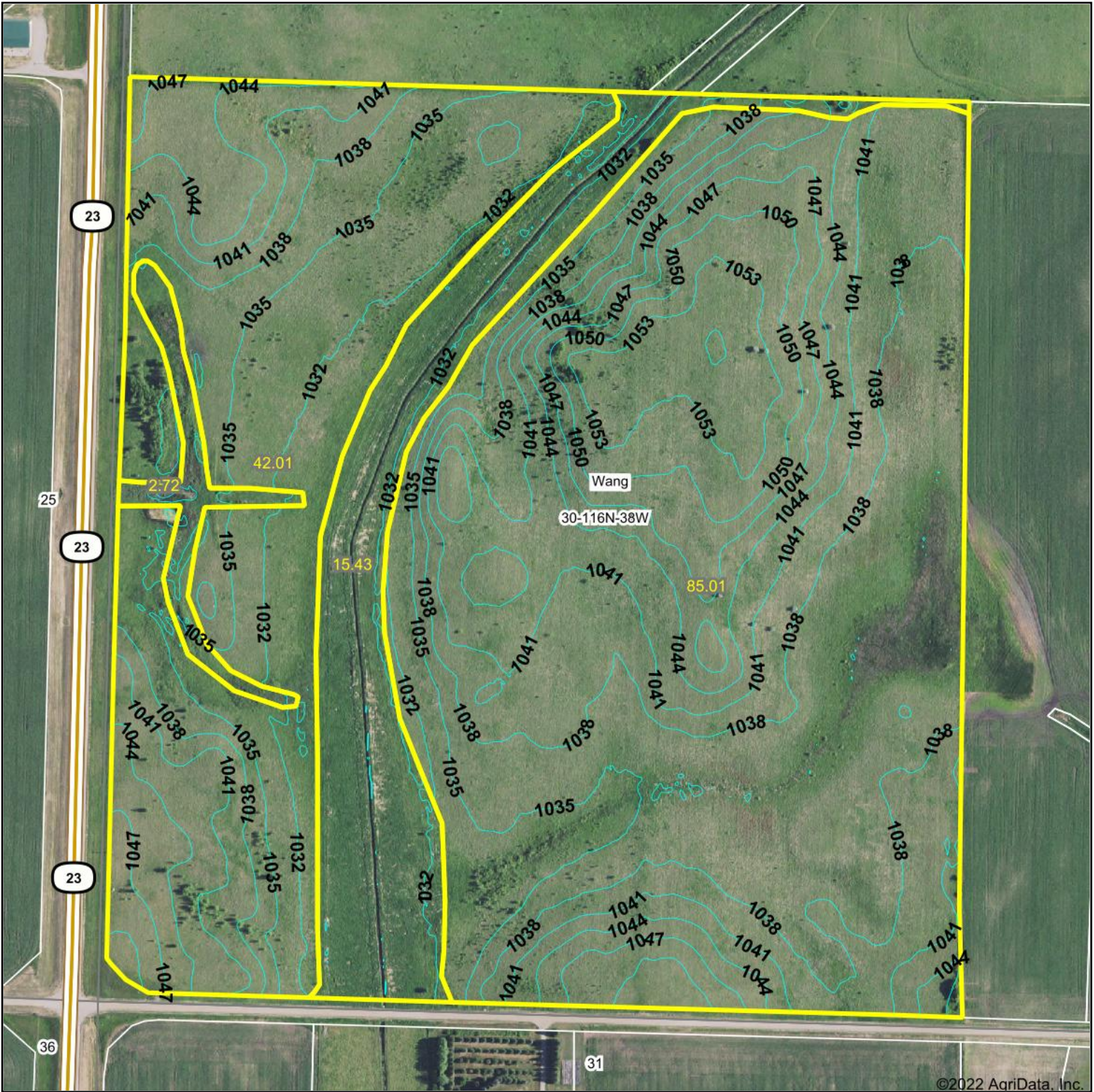


Lands Not Included in Easement



Section/Quarter/Sixteenth Line

Topography Contours



©2022 AgriData, Inc.

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,028.9

Max: 1,056.4

Range: 27.5

Average: 1,038.8

Standard Deviation: 6.14 ft

0ft 445ft 889ft



6/21/2022

30-116N-38W
Renville County
Minnesota

Map Center: 44° 49' 17.61, -95° 28' 42.24



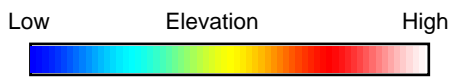
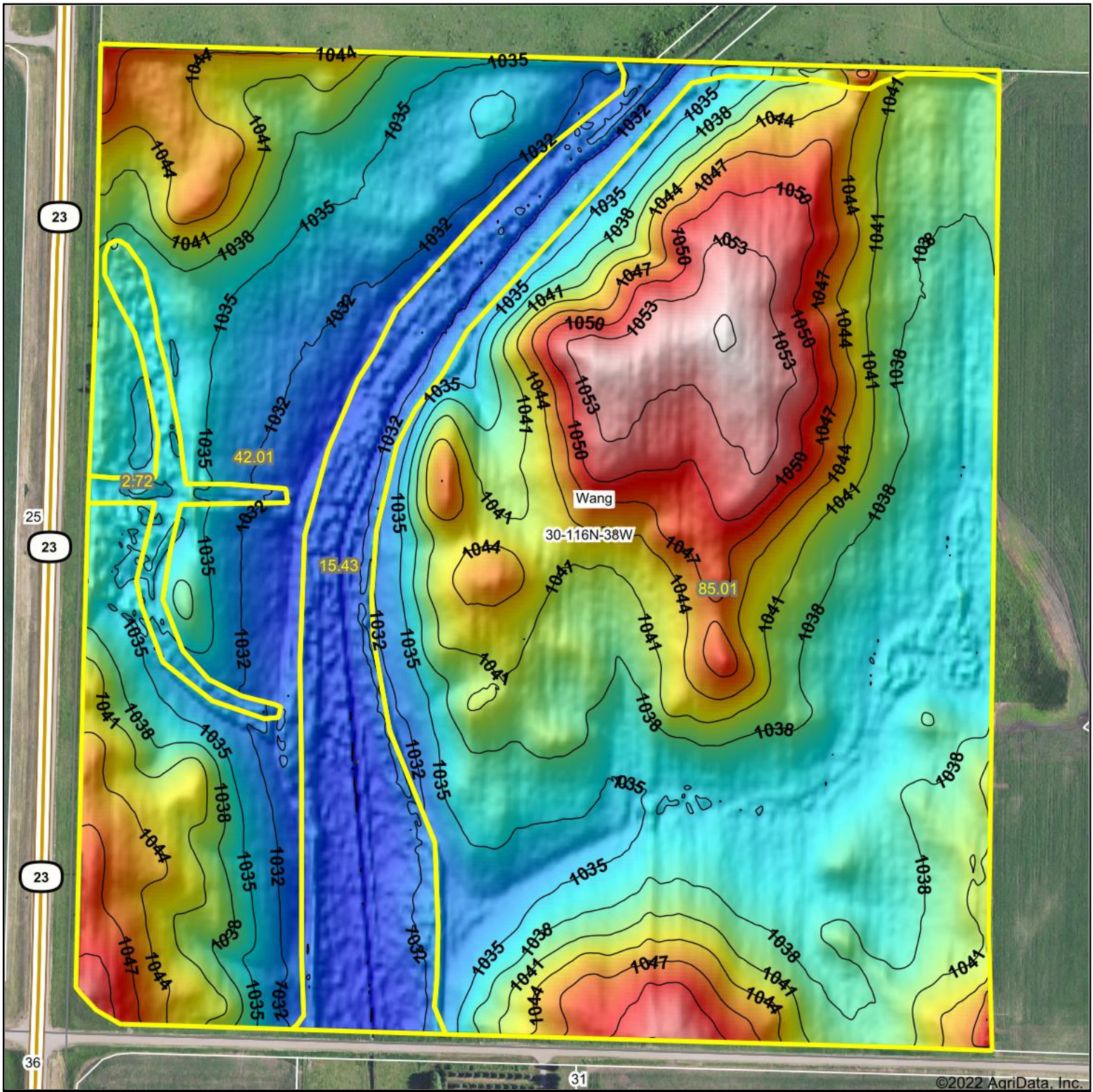
Maps Provided By:



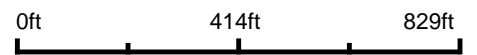
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Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Hillshade



Source: USGS 3 meter dem



Interval(ft): 3

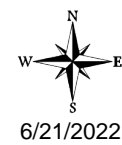
Min: 1,028.9

Max: 1,056.4

Range: 27.5

Average: 1,038.8

Standard Deviation: 6.14 ft



30-116N-38W
Renville County
Minnesota

map center: 44° 49' 17.61, -95° 28' 42.24



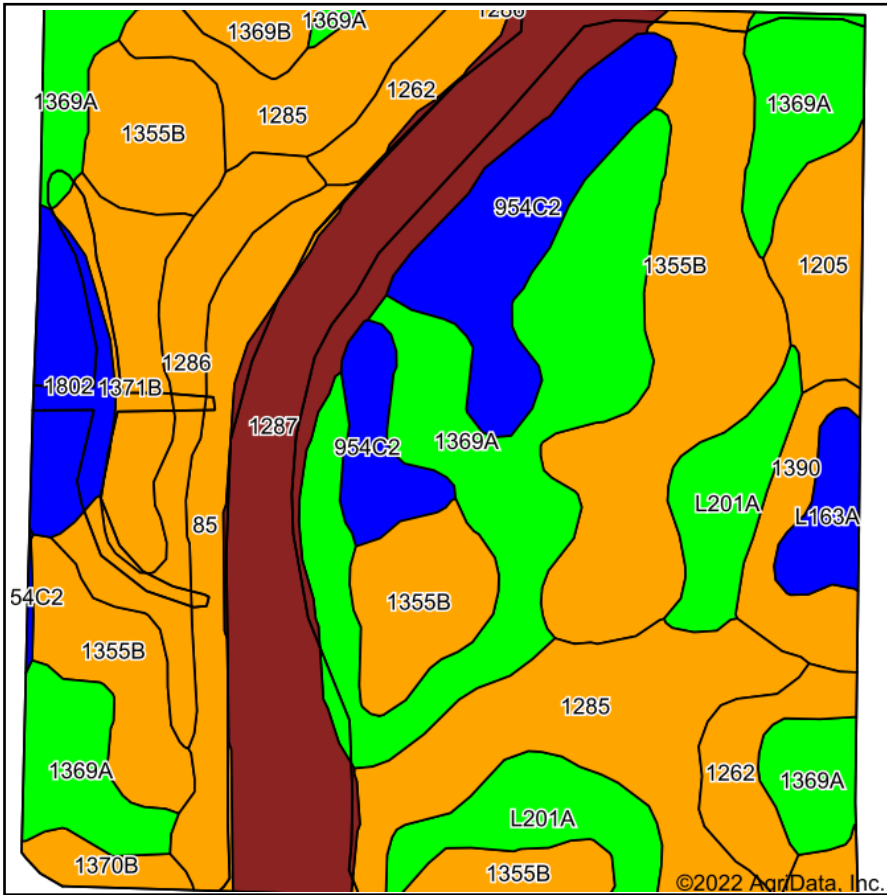
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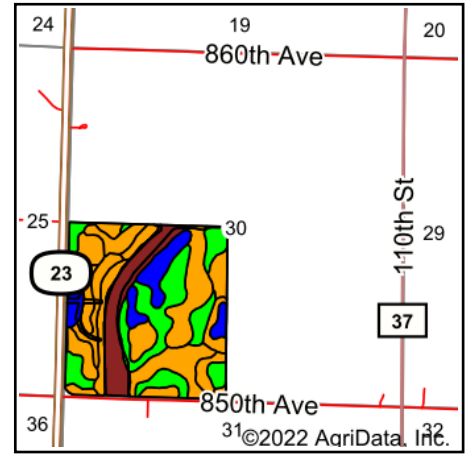
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Renville**
 Location: **30-116N-38W**
 Township: **Wang**
 Acres: **145.17**
 Date: **6/29/2022**



Maps Provided By:

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Area Symbol: MN129, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
1369A	Crooksford silt loam, 1 to 3 percent slopes	28.02	19.3%		I	100
1355B	Amiret-Swanlake loams, 2 to 6 percent slopes	27.79	19.1%		Ile	92
1287	Calco silty clay loam, ponded, 0 to 1 percent slopes, frequently flooded	18.24	12.6%		Vw	5
1285	Chetomba silty clay loam, 0 to 2 percent slopes	15.39	10.6%		IIw	92
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	9.91	6.8%		IIIe	77
L201A	Normania loam, 1 to 3 percent slopes	7.59	5.2%		Ie	99
1286	Prinsburg silty clay loam, 0 to 2 percent slopes	6.01	4.1%		IIw	91
85	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.93	4.1%		IIw	81
1371B	Crooksford-Swanlake complex, 3 to 6 percent slopes	5.56	3.8%		Ile	93
1262	Seaforth silt loam, 1 to 3 percent slopes	5.32	3.7%		IIs	95
1802	Calcousta-Okoboji complex, depressional, 0 to 1 percent slopes	4.04	2.8%		IIIw	81
1205	Leen-Okoboji, depressional, complex, 0 to 2 percent slopes	3.54	2.4%		IIw	89
1390	Leen silty clay loam, 0 to 2 percent slopes	3.13	2.2%		IIw	90
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	2.00	1.4%		IIIw	86
1369B	Crooksford silt loam, 3 to 5 percent slopes	1.46	1.0%		Ile	100
1370B	Amiret loam, 2 to 6 percent slopes	1.24	0.9%		Ile	98
Weighted Average					2.24	81.2

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



General Information

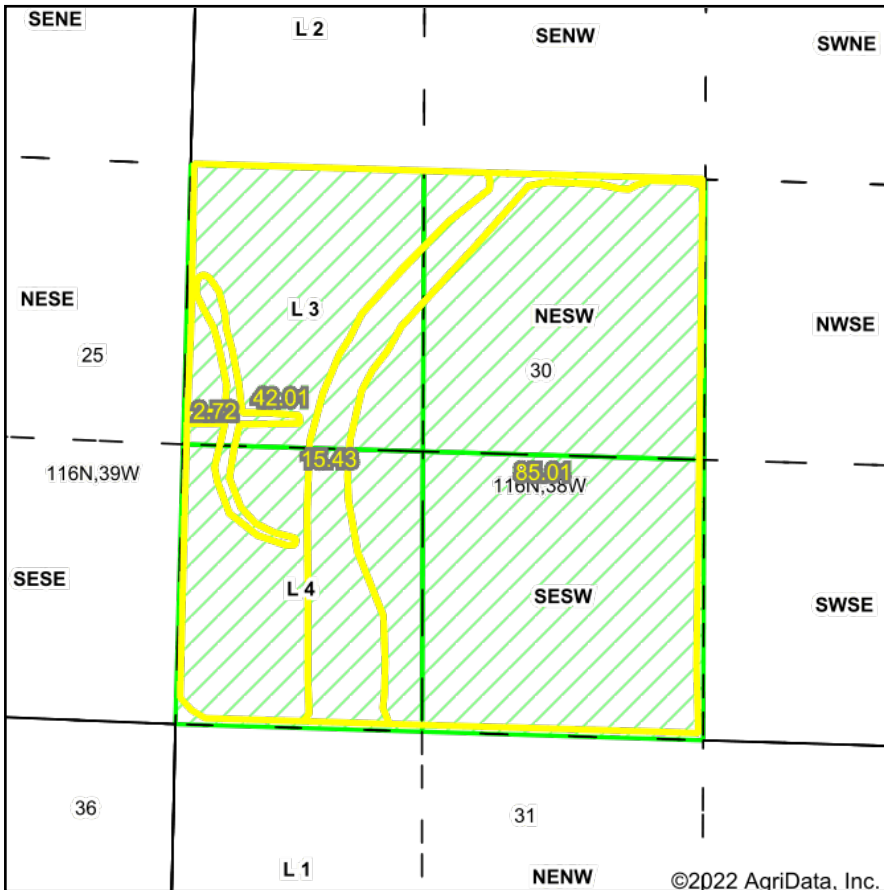
TOWNSHIP/CITY: 25
TAXPAYER NAME: MJNT LLC
TAXPAYER ADDRESS:

PROPERTY ADDRESS:
TOWNSHIP: 116
RANGE: 38
SECTION: 30
PLAT:
TAX DESCRIPTION: SW4
ACRES: 148.22
SCHOOL DISTRICT: 2190

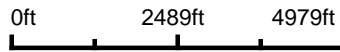
2021 Tax Information

CLASSIFICATION:	101 - AGRICULTURE
HOMESTEAD:	0 - NON-HOMESTEAD
ESTIMATED MARKET VALUE:	\$142,400.00
TOTAL EXCLUSIONS:	\$0.00
NEW IMPROVEMENTS VALUE:	\$0.00
TAXABLE MARKET VALUE:	\$142,400.00
COUNTY TAX:	\$552.21
COUNTY WIDE TAX:	\$3.12
TWP/CITY TAX:	\$196.31
GROSS TAX:	\$901.23
CREDITS:	\$41.69
TOTAL SPECIAL ASSESSMENTS:	\$1,008.46
NET TAX AMOUNT:	\$1,868.00
CURRENT YEAR BALANCE DUE:	\$0.00

PLSS Legal Description



Map Center: 44.821532, -95.477738



Acres: **145.17**
 Date: **6/28/2022**
 Township: **Wang**
 County: **Renville**
 State: **Minnesota**



Maps Provided By:



PLSS Source: **Bureau of Land Management (BLM)**

PLSS Note: **BLM contains Government Lots and Quarters. Availability and accuracy will vary by location**

Short Legal:

L3; L4; E2SW 30-116N-38W

Long Legal:

LOTS 3 AND 4; E1/2 SW1/4 OF SECTION 30, TOWNSHIP 116 NORTH, 38 WEST, RENVILLE COUNTY, MINNESOTA