

**214521**

**NICHOLE MAHONEY  
RECORDER  
STEVENS COUNTY, MN**

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**PAGES: 7 RECEIPT #: 4020633**

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# **STEVENS COUNTY RECORDING COVER PAGE**

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## **EASEMENT**

**Parcel Number:**

12-0012-000

12-0012-002



**Nichole Mahoney**

**County Recorder/Registrar of Titles  
400 Colorado Ave., Suite 305  
Morris, MN 56267**

**This cover page has been attached to the document for recording purposes per MS 507.093 & MS 507.24.**

**It is a permanent part of the document and has been included in the page count.**

## EASEMENT

The parties to this Agreement are **Ginger Nanik, as Trustee of the Ben DeLong and Vonna DeLong Family Trust dated April 27, 2004**; and **Ben Boyd DeLong, a single person, ("Grantor")** and **Ginger Nanik, as Trustee of the Ben DeLong and Vonna DeLong Family Trust dated April 27, 2004 ("Grantee")**.

**WHEREAS**, Grantor is the owner of certain real estate in Stevens County, Minnesota, described as follows (Parcel A):

### Lot B

A 33.00 foot strip of land lying over that part of Government Lot 1 and of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section 3, Township 126 North, Range 43 West, Stevens County, Minnesota. The centerline of said strip is described as follows: Beginning at said Point A (according to the afore described Lot A); thence North 01 degrees 03 minutes 02 seconds East, 2092.36 feet to the North line of said Section 3 and there terminating. The sidelines of said strip shall be prolonged or shortened to terminate on the Northerly most boundary of afore described Lot A, and on said North line of Section 3;

AND

That part of Lot F described as follows: That part of Government Lot 1 and that part of the South Half of the Northeast Quarter (S1/2NE1/4) and that part of the West Half of the Southeast Quarter (W1/2SE1/4) of Section 3, Township 126 North, Range 43 West, Stevens County, Minnesota, described as follows: Commencing at the northeast corner of said Section 3; thence South 89 degrees 59 minutes 10 seconds West, assumed bearing along the north line of said Section 3, a distance of 918.13 feet; thence South 01 degrees 03 minutes 02 seconds West 2092.36 feet to the point of beginning of the land to be described; thence continuing South 01 degrees 03 minutes 02 seconds West 25.18 feet; thence South 84 degrees 23 minutes 03 seconds East 279.14 feet; thence South 01 degrees 00 minutes 23 seconds East 539.85 feet to the south line of aforesaid South Half of the Northeast Quarter (S1/2NE1/4); thence North 89 degrees 57 minutes 40 seconds East, along said south line of the South Half of the Northeast Quarter (S1/2NE1/4), a distance of 40.00 feet; thence continuing North 01 degrees 01 minutes 39 seconds West 591.02 feet; thence North 89 degrees 45 minutes 44 seconds West 290.72 feet; thence continuing North 89 degrees 45 minutes 44 seconds West 42.00 feet, more or less to the point of beginning;

AND

### Lot G (Access Easement)

A 33.00 foot easement for access purposes over that part of the South Half of the Northeast Quarter (S1/2NE1/4) and over that part of the West Half of the Southeast Quarter (W1/2SE1/4) of Section 3, Township 126 North, Range 43 West, Stevens County, Minnesota. The easterly and southerly line of said easement is described as follows: Beginning at aforesaid Point "A"; thence North 00 degrees 11 minutes 15 seconds West, along the east line of said West Half of the Southeast Quarter (W1/2SE1/4), a distance of 749.56 feet to the south line of said South Half of the Northeast Quarter (S1/2NE1/4); thence North 89 degrees 57 minutes 40 seconds East, along said south line of the South Half of the Northeast Quarter (S1/2NE1/4), a distance of 657.94 feet and there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on a line bearing North 89 degrees 29 minutes 29 seconds West from the point of beginning and on a line bearing North 01 degrees 01 minutes 39 seconds West from the point of termination.

**WHEREAS**, Grantee is the owner of certain real estate in Stevens County, Minnesota, described as follows

(Parcel B):

The South Half of the Northeast Quarter (S1/2NE1/4) and Government Lot 1 and 2 (being all of the Northeast Fractional Quarter) of Section Three (3), Township One Hundred Twenty-six (126) North, Range Forty-three (43) West, Stevens County, Minnesota, except Lots A, B, and C of the Northeast Quarter (NE1/4), further described as follows:

Lots A, B and C of the Northeast Quarter (NE1/4), of Section Three (3), Township One Hundred Twenty-six (126) North, Range Forty-three (43) West, Stevens County, Minnesota, more particularly described as follows:

Lot A: That part of the South Half of the Northeast Quarter (S1/2NE1/4), of Section 3, Township 126 North, Range 43 West, Stevens County, Minnesota, described as follows:

Commencing at the Northeast corner of said Section 3; thence South 89 Degrees 59 Minutes 10 Seconds West, assumed bearing, along the North line of said section, 918.13 Feet, said North line also being the centerline of a public roadway; thence South 01 Degrees 03 Minutes 02 Seconds West 2092.36 Feet to Point "A", said point being the point of beginning of the land to be described; thence continuing South 01 Degrees 03 Minutes 02 Seconds West 25.18 Feet; thence South 84 Degrees 23 Minutes 03 Seconds East 279.14 Feet; thence South 01 Degrees 00 Minutes 23 Seconds East 539.85 Feet to the South line of aforesaid Northeast Quarter (NE1/4) of Section 3; thence South 89 Degrees 57 Minutes 40 Seconds West, along said South line, 654.95 Feet; thence North 00 Degrees 58 Minutes 41 Seconds East 503.82 Feet; thence North 40 Degrees 21 Minutes 18 Seconds East 93.44 Feet; thence North 68 Degrees 57 Minutes 07 Seconds East 52.33 Feet; thence South 89 Degrees 45 Minutes 44 Seconds East 250.19 Feet to the point of beginning.

The tract contains 8.44 acres more or less.

Lot B: A 33.00 Foot strip of land lying over that part of Government Lot One (1) and of the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4), of Section 3, Township 126 North, Range 43 West, Stevens County, Minnesota. The centerline of said strip is described as follows:

Beginning at said Point "A" (according to the afore described Lot A); thence North 01 Degrees 03 Minutes 02 Seconds East 2092.36 Feet to the North line of said Section 3 and there terminating.

The sidelines of said strip shall be prolonged or shortened to terminate on the Northerly most boundary of afore described Lot A and on said North line of Section 3.

Lot C: A 33.00 Foot strip of land lying over that part of the South Half of the Northeast Quarter (S1/2NE1/4), of Section 3, Township 126 North, Range 43 West, Stevens County, Minnesota. The centerline of said strip is described as follows:

Beginning at aforesaid Point "A" (according to the afore described Lot A); thence South 01 Degrees 03 Minutes 02 Seconds West 25.18 Feet; thence South 03 Degrees 49 Minutes 21 Seconds West 325.00 Feet; thence South 08 Degrees 15 Minutes 42 Seconds East 121.79 Feet; thence South 02 Degrees 59 Minutes 23 Seconds West 106.12 Feet to a line 16.50 Feet North of, as measured perpendicular to, the South line of the Northeast Quarter (NE1/4) of said Section 3; thence South 89 Degrees 57 Minutes 40 Seconds West, parallel with said South line, 357.69 Feet to the West line of afore described Lot A and there terminating.

The sidelines of said strip be prolonged or shortened to terminate on the Westerly and Northerly most line of said Lot A.

AND

The Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) and the West Half of the Southwest Quarter of the Southeast Quarter (W1/2SW1/4SE1/4) of Section Three (3), Township One Hundred Twenty-six (126) North, Range Forty-three (43) West, Stevens County, Minnesota.

**NOW THEREFORE**, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the parties hereto agree as follows:

1. Grantor hereby grants to Grantee, their successors, heirs and assigns, a perpetual easement on, over and across Parcel A, as described above, for access to Parcel B, as described above.
2. Grantees shall have the right to remove trees, vegetation, and growth, and any other obstructions as may be reasonably necessary with the rights of access, or ingress and egress, across said easement.
3. Grantees shall indemnify Grantor from any liability resulting from the use of said easement by Grantees, their heirs, representatives and assigns, or guests of the same.
4. Grantor and Grantee agree the easement is solely for agricultural purposes.
5. It is the intent of the parties that the Easement set forth in this instrument shall be a perpetual covenant running with the land and as such, shall be binding upon and inure to the benefit and burden of the respective parties as well as their heirs, representatives and assigns, and as such, may be enforced by either of the parties or by their heirs, representatives and assigns in a Court of competent jurisdiction and whether at law or at equity, as appropriate.

**Dated this 18<sup>th</sup> day of June, 2024.**

**GRANTOR:**

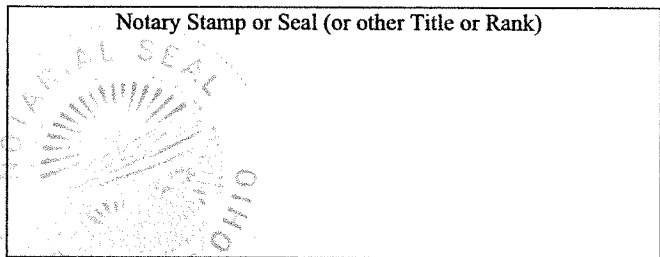
BEN DELONG AND VONNA DELONG FAMILY  
TRUST DATED APRIL 27, 2004

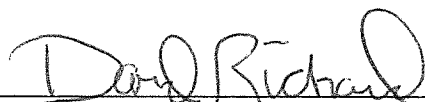
By:   
Ginger Nanik, as Trustee

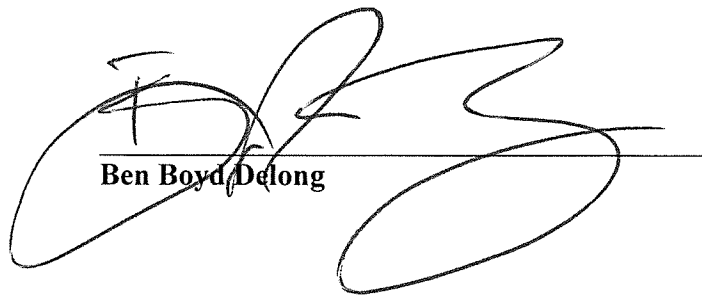
STATE OF Ohio )  
COUNTY OF Shelby ) ss.

The foregoing instrument was acknowledged before me on the 10<sup>th</sup> day of JUNE, 2024, by **Ginger Nanik, as Trustee of the Ben DeLong and Vonna DeLong Family Trust dated April 27, 2004**, Grantor.

Notary Stamp or Seal (or other Title or Rank)

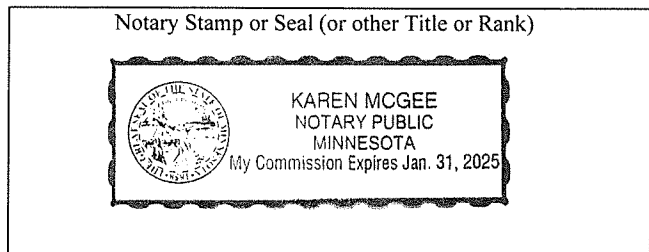


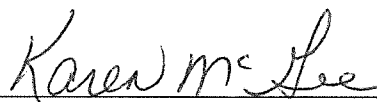
  
Signature of Notary Public or Other Official  
My Commission expires: 8-23-2025

  
Ben Boyd Delong

STATE OF MINNESOTA            )  
  ) ss.  
COUNTY OF STEVENS        )

The foregoing instrument was acknowledged before me on the 18<sup>th</sup> day of June, 2024, by **Ben Boyd Delong, a single person**, Grantor.



  
Signature of Notary Public or Other Official  
My Commission expires: 1-31-2025

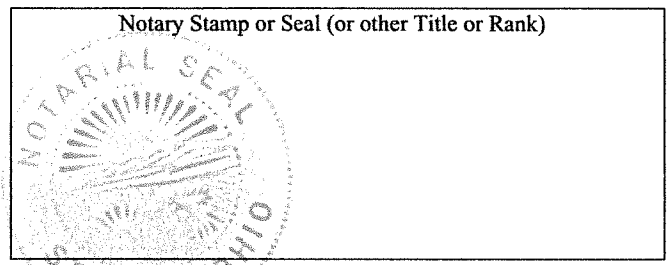
**GRANTEE:**

**BEN DELONG AND VONNA DELONG FAMILY TRUST DATED APRIL 27, 2004**

By: *Ginger Nanik*  
**Ginger Nanik, as Trustee**

STATE OF Ohio )  
COUNTY OF Shelby ) ss.

The foregoing instrument was acknowledged before me on the 18<sup>th</sup> day of June, 2024, by **Ginger Nanik, as Trustee of the Ben DeLong and Vonna DeLong Family Trust dated April 27, 2004**, Grantee.



*Donna Richard*  
Signature of Notary Public or Other Official  
My Commission expires: 8-25-2025

Drafted by:  
**Fluegel, Anderson, McLaughlin & Brutlag, Chartered**  
Attorneys at Law  
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