

(Top 3 inches reserved for recording data)

WARRANTY DEED

eCRV number: _____

DEED TAX DUE: \$_____

DATE: _____, 2024

FOR VALUABLE CONSIDERATION, Northfield Hockey Association, Inc., a nonprofit corporation under the laws of the State of Minnesota (“**Grantor**”), hereby conveys and warrants to the City of Northfield, a municipal corporation under the laws of the State of Minnesota (“**Grantee**”), real property in Rice County, Minnesota, legally described as follows:

The real property described in Exhibit A, which is attached hereto and incorporated herein by reference.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: easements and restriction of record, and subject to the following restrictions, covenants, and conditions:

1. Grantor is conveying the real property legally described herein for the purpose stated in Grantee’s City Council Resolution No. _____, dated _____, 2024 (the “Resolution”).
2. Grantee shall commence construction of the Project generally described in the Resolution, in Grantee’s judgment and discretion, within three years of the date of this Deed.
3. If construction has commenced on the Project prior to the three-year anniversary of the date of this Deed, then the restrictions, covenants, and conditions contained herein shall expire and be of no further force or effect.

THIS INSTRUMENT WAS DRAFTED BY:

FLAHERTY & HOOD, P.A.
525 Park Street, Suite 470
St. Paul, MN 55103
(651) 225-8840

TAX STATEMENTS FOR THE REAL
PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:

City Administrator
City of Northfield
801 Washington St.
Northfield, MN 55057

EXHIBIT A

LEGAL DESCRIPTION

Outlot C, in Gleason Third Addition, in the City of Northfield, Rice County, Minnesota.