

**To: HONORABLE MAYOR AND CITY COUNCIL.**

**FROM: Dave Maroney, Director of Economic Development and Planning.**

**SUBJECT: Quit Claim Deed (Nybo).**

**DATE: July 31, 2014.**

**BACKGROUND.**

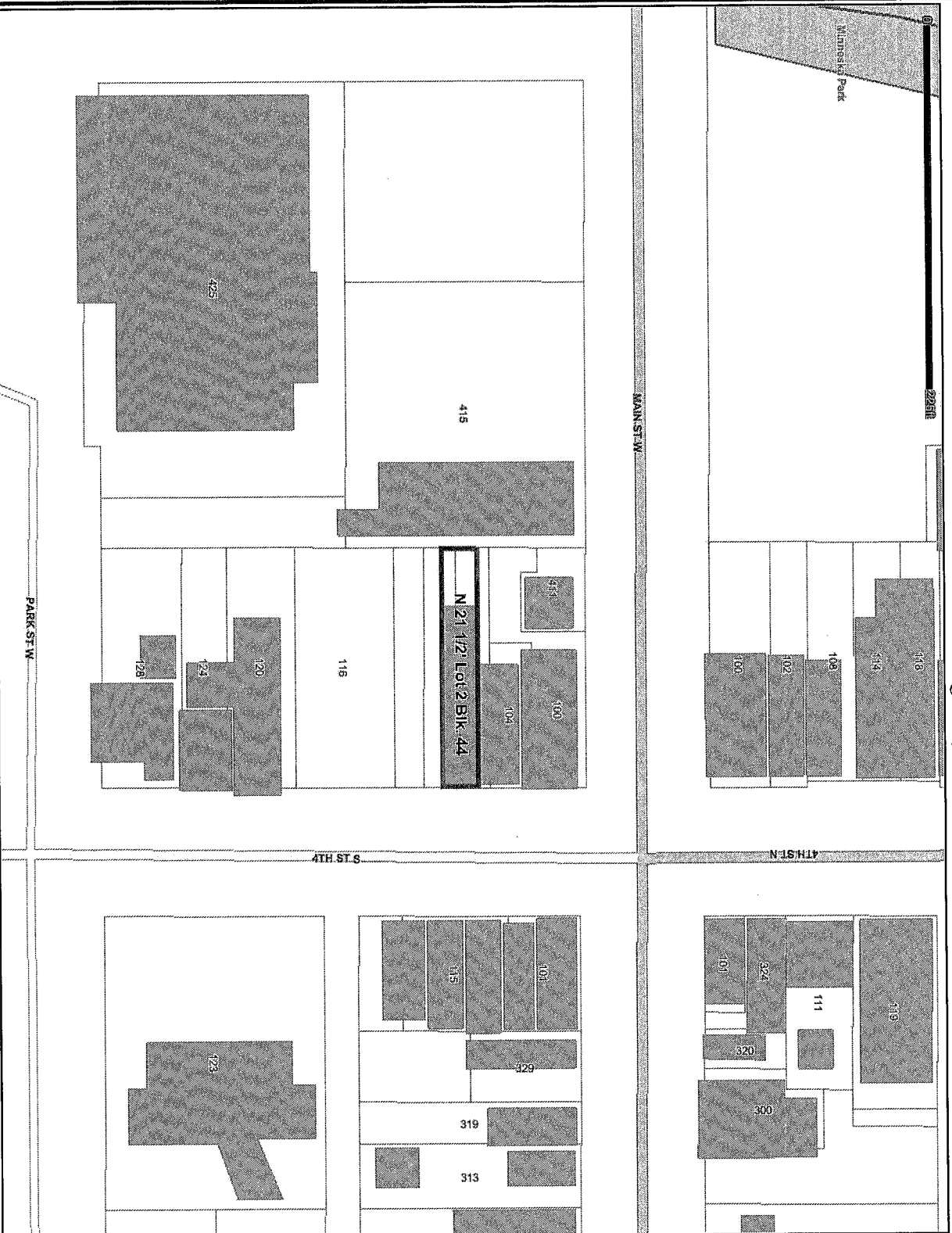
Timothy and Marisa Nybo have purchased the property located at 106 Fourth Street South (North 21 ½ feet of Lot 2, Block 44) – *see the accompanying map*. To complete this sale, the City Attorney and I have been working with Goodhue County Abstract to address a concern with title to the property. Approval by the City Council of the *Quit Claim Deed* will resolve the concern and not negatively impact the interests of the City of Cannon Falls.

**REQUESTED COUNCIL ACTION.**

The City Council is asked to approve the *Quit Claim Deed* and authorize the Mayor and City Administrator to execute the same.

# Quit Claim Deed (Nybo)

August 5, 2014



- ◆ Cities
- ▭ County Boundaries
- ✈ Railroad
- ✈ Airports
- ✈ Cannon Falls Trails
- ✈ Proposed Trail
- ✈ City Trails
- ▭ Structures
- ▭ Roads
- ▭ US Hwy
- ▭ State Hwy
- ▭ County
- ▭ Roads
- ▭ Lakes & Rivers
- ▭ Parcels
- ▭ Unincorporated Community
- ▭ City Parks
- ▭ Municipalities

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. Created from Cannon Falls Online Mapping Site. Sources: Goodhue County, MN; City of Cannon Falls, MN. Map Created: 7/28/2014

*(Reserved for Recording Data)*

---

**QUIT CLAIM DEED**

STATE DEED TAX DUE HEREON: \$1.65

Dated: \_\_\_\_\_, 2014.

**FOR VALUABLE CONSIDERATION**, the City of Cannon Falls, a Minnesota municipal corporation, Grantor, hereby conveys and quitclaims to Timothy A. Nybo and Marisa M. Nybo, husband and wife, Grantee, real property in Goodhue County, Minnesota, described as follows:

The North 21 ½ feet of Lot Two (2) in Block Forty-four (44) of the City of Cannon Falls as per the original plat thereof, Goodhue County, Minnesota.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: (1) an easement for purposes of constructing and maintaining a building wall on the north 3 inches of the east 90 feet of said Lot 2 as granted in instrument dated May 18, 1948, recorded December 15, 1948 in Book X-8 of Deeds, page 464; and (2) an easement over the west 8 feet of the subject property for a public alley as granted to the City of Cannon Falls in instrument dated September 27, 1956, recorded December 28, 1956 in Book 92 of M.R., page 375.

Check box if applicable:

- The Grantor certifies that the Grantor does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.

I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property has not changed since the last previously filed well disclosure certificate.

The consideration for this deed is less than \$500.

**CITY OF CANNON FALLS**

By: \_\_\_\_\_  
Lyman M. Robinson, Mayor

By: \_\_\_\_\_  
Ron Johnson, City Administrator

STATE OF MINNESOTA   )  
  )ss.  
COUNTY OF GOODHUE   )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by Lyman M. Robinson and Ron Johnson, respectively the Mayor and City Administrator of the City of Cannon Falls, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

\_\_\_\_\_  
Notary Public

Check here if part or all of the land is Registered (Torrens) \_\_\_\_\_

**Tax Statements for the real property described in this instrument should be sent to:**

Timothy A. Nybo and Marisa M. Nybo  
106 4<sup>th</sup> Street South  
Cannon Falls, Minnesota 55009

**THIS INSTRUMENT WAS DRAFTED BY:**

CAMPBELL KNUTSON  
*Professional Association*  
317 Eagandale Office Center  
1380 Corporate Center Curve  
Eagan, Minnesota 55121  
651-452-5000  
AMP/cjh