

(Top 3 inches reserved for recording data)

**WARRANTY DEED Except Assessments
Business Entity to Business Entity**

eCRV number: _____

DEED TAX DUE: \$ 78.21

DATE: May _____, 2026

FOR VALUABLE CONSIDERATION, **Virginia Independent School District No. 706 a/k/a Virginia Public School District, ISD# 0706-01 now known as Rock Ridge Public Schools, ISD #2909-01**, a Minnesota independent school district (“Grantor”), hereby conveys and warrants to **Housing and Redevelopment Authority in and for the City of Virginia, Minnesota, a public body, corporate and politic under the laws of the State of Minnesota** (“Grantee”), real property in **St Louis** County, Minnesota, legally described as follows:

That part of the Southeast Quarter of Southeast Quarter (SE ¼ of SE ¼), Section Seven (7), Township Fifty-Eight (58) North, Range Seventeen (17) West more particularly described on Exhibit A attached hereto and made a part hereof

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

Together with all hereditaments and appurtenances belonging thereto
Subject to mining and mineral reservations of record.
Subject to easements, restrictions and reservations of record

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- 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 have not changed since the last previously filed well disclosure certificate.

Grantor

Virginia Independent School District No. 706 a/k/a Virginia Public School District, ISD# 0706-01 now known as Rock Ridge Public Schools, ISD #2909-01

By: _____
Board Chair

By: _____
Clerk

State of Minnesota, County of **St Louis**

This instrument was acknowledged before me on **May _____, 2026**, by **John Uhan** as **Board Chair** and by **Nicole Culbert-Dahl** as **Clerk of Virginia Independent School District No. 706 a/k/a Virginia Public School District, ISD# 0706-01 now known as Rock Ridge Public Schools, ISD #2909-01, Grantor.**

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Scott C. Neff, Attorney at Law
Trenti Law Firm
225 N. 1st Street, Ste 1000 Lincoln Bldg.
Post Office Box 958
Virginia MN 55792

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
Housing and Redevelopment Authority in and for the City of Virginia, Minnesota
442 Pine Mill Court
Virginia MN 55792

Exhibit "A"

That part of the SE 1/4 of SE 1/4, Section 7, Township 58 North, Range 17 West, described as follows:

Starting from the Southeast corner of said Section 7 and running west on the section line at a distance of 142 feet; thence deflecting $86^{\circ}0'00''$ right a distance of 527.8 feet; thence deflecting $0^{\circ} 0' 35''$ right a distance of 400.53 feet; which is the point of beginning of the tract herein described; thence deflecting left $90^{\circ} 12' 50''$ a distance of 151.93 feet; thence deflecting 90° right a distance of 405.89 feet; thence deflecting right $93^{\circ} 25' 30''$ a distance of 153.94 feet; thence deflecting right $86^{\circ} 47' 20''$ a distance of 396.7 feet to the point of beginning.

EXCEPT

That part of the SE 1/4 of SE 1/4, Section 7, Township 58 North, Range 17 West, described as follows:

Starting from the Southeast corner of said Section 7 and running west on the section line at a distance of 142 feet; thence deflecting $86^{\circ}0'00''$ right a distance of 527.80 feet; thence deflecting $0^{\circ} 0' 35''$ right a distance of 400.53 feet; which is the point of beginning of the tract herein described; thence deflecting left $90^{\circ}12' 50''$ left, on a line with an assigned bearing of South $88^{\circ}59'20''$ West for a distance of 151.93 feet to the East right of way of 7th Avenue West; thence North $01^{\circ}00'52''$ West 108.54 feet along said East right of way; thence North $59^{\circ}46'55''$ East 175.03 feet to the West line of the DM&IR Railroad Right of way; thence South $00^{\circ}45'52''$ East 193.99 feet along said right of way to the point of beginning.