

DECLARATION OF EASEMENT AND MAINTENANCE OBLIGATIONS

This Declaration is made on _____, 2025, by Michael A. Kelzenberg and Leslie A. Kelzenberg, husband and wife ("Declarants").

RECITALS

A. Declarants are the owners of the tracts of land described as follows:

Parcel A: (Isanti County, Minnesota) --See attached Exhibit A.

Parcel B: (Isanti County, Minnesota) -- See attached Exhibit B.

B. Declarants intend to hereby establish easements for road and utility purposes over, under and across part of Parcel A for the benefit of Parcel B.

NOW, THEREFORE, Declarants hereby declare that Parcels A and B shall be held, transferred, sold and used subject to the following easements, all of which shall run with the said land and be binding upon all persons and entities owning or acquiring any right, title, or interest in either of said Parcels.

1. Parcel B shall have the benefit of, and Parcel A is made subject to a perpetual easement for ingress, egress, and utility purposes over, under, and across the south ~~30~~ 30.00 feet of the west 920.00 feet of the Southeast Quarter of the Northwest Quarter of Section 12, Township 35, Range 25, Isanti County, Minnesota, hereinafter referred to as the "Easement Area." The said easements shall forever benefit and be appurtenant to Parcel B. It is also understood, as part of this Declaration, that the above-described easements over, under, and across Parcel A may also be used for the benefit of multiple owners of Parcel B, if and when it is ever subdivided.

EXHIBIT A

The Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section Twelve (12), Township Thirty-five (35), Range Twenty-five (25), excepting therefrom any portion of the following described parcel of land which may lie within said SE $\frac{1}{4}$ of NW $\frac{1}{4}$.

That part of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$) and that part of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$) both in Section Twelve (12), Township Thirty-five (35), Range Twenty-five (25), described jointly as follows: Commencing at the east quarter corner of said Section 12, thence west, along the east-west quarter line of said Section 12, a distance of 2870 feet to the point of beginning of the parcel to be herein described; thence northerly, deflecting to the right 85 degrees 00 minutes, a distance of 530 feet; thence east, deflecting to the right 95 degrees 00 minutes a distance of 295 feet; thence southeasterly deflecting to the right 50 degrees 00 minutes, a distance of 530 feet, more or less, to the southerly right-of-way line of an existing township road; thence southwesterly, along said southerly right-of-way line a distance of 330 feet, more or less, to the east-west quarter line of said Section 12; thence west, along said east-west quarter line, a distance of 215 feet, more or less, to the point of beginning.

Subject to the existing township road along the southerly line thereof and also subject to other easements, restrictions and reservations of record.

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EXHIBIT B

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 OF NW 1/4) OF SAID SECTION TWELVE (12), TOWNSHIP THIRTY-FIVE (35) , RANGE TWENTY-FIVE (25), ISANTI COUNTY, MINNESTOTA, WHICH LIES SOUTHERLY OF SAID RUM RIVER.