WARRANTY DEED

THIS INDENTURE, Made this _____ day of ________________, 2022, between the City of Minot, a North Dakota municipal corporation, hereinafter referred to as Grantor, and LPND1, LLC, a North Dakota limited liability company, whose post office address is 1020 20th Avenue Southwest, Minot, ND 58701, hereinafter referred to as Grantee.

WITNESSETH, For and in consideration of the sum of Ten Dollars and other good and valuable consideration, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY to the Grantee all of the following real property lying and being in the County of Ward, State of North Dakota, and described as follows, to-wit:

INSERT LEGAL DESCRIPTIONS FOR PARCELS B AND C

the “Property”

Subject to easements, right of ways, and restrictions of record.

Grantee, its successors and assigns, is to provide the public equal and uniform use of the facility services (“facility services” is defined as the services associated with the construction, ownership, and operation of a facility as deemed necessary by the Grantee, its successors and assigns, for the purpose of loading, unloading, and handling of products in connection with the transportation of such products on railroad cars and by other means, together with any other business purposes related thereto and deemed necessary by Grantee, its successors and assigns) located on the above-described Property. This obligation, specified in the preceding sentence, is defined as public access only, and shall not include day-to-day management decisions. The obligation to provide the public equal and uniform use of the facility services may terminate with a majority vote of the Minot City Council.

And the said Grantor for herself, her heirs and assigns, does covenant with the Grantee that it is well seized in fee of the land and premises aforesaid and have good right to sell and convey the same in manner and form aforesaid; that the same is free from all encumbrances, except installments of special assessments or assessments for special improvements which have not been certified to the County Auditor for collection, and the
above granted lands and premises in the quiet and peaceable possession of said Grantee, against all persons lawfully claiming or to claim the whole or any part thereof, the said Grantor will warrant and defend.

IN TESTIMONY WHEREOF, Grantor has caused these presents to be executed in its corporate name by its Mayor and Finance Director the day and year first above written.

CITY OF MINOT, a NORTH DAKOTA MUNICIPAL CORPORATION

___________________________
By: Shaun Sipma, Its Mayor

___________________________
By: David Lakefield, Its Finance Director

STATE OF NORTH DAKOTA )
 ) ss
COUNTY OF _____________ )

On this _____ day of ____________________, 2022, before me personally appeared ____________________________, known to me to be the person, that is described in, and that executed the within instrument, and acknowledged that he executed the same.

My Commission expires:

________________________________________
Notary Public
For the State of North Dakota
On this _____ day of ____________________, 2022, before me personally appeared ____________________, known to me to be the person, that is described in, and that executed the within instrument, and acknowledged that he executed the same.

My Commission expires:

______________________________

Notary Public
For the State of North Dakota

I certify that the full consideration paid for the property in this deed is $_____________.

Dated: ________________________    Grantee or Agent: ________________________