

Summit Driveway or W-12  
from Simonton Blvd, SW'ly  
to Railroad. F-57

#419082 - 590 Deed Book - Page 145.

Knew All Men By These Presents, That the grantors James C. Simonton and Katharine B. Simonton, his wife, of Minneapolis, County of Hennepin and State of Minnesota, and Katherine C. Reynolds and Orlando J. Reynolds, her husband, residing in the City of St. Paul, County of Ramsey, and State of Minnesota, for and in consideration of the sum of One (\$1.00) Dollar, to them in hand paid, do hereby Convey and Quit Claim to The County of Ramsey in the State of Minnesota, as grantee all interest in the following described real estate, viz: All their right, title and interest in and to an undivided one eighth of the following described real estate situate in the County of Ramsey and State of Minnesota, to-wit:

The Easterly eight (8) feet of lot numbered Thirty two (32) and the Westerly eight (8) feet of lot numbered thirty three (33) in block numbered one (1) and the Easterly sixteen (16) feet of lot numbered fifteen (15) in block numbered two (2) all in "Bellaire" White Bear Lake, Ramsey County, Minnesota, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, for the use of said County of Ramsey, Minnesota, and the public thereof as and for a public highway.

Subject however to the following provisions:

1st. That no boat or bath house or building shall be erected or maintained in White Bear Lake in front of and adjacent to said land and that no building or structure shall be erected or maintained upon said land nearer to the highwater mark on the shore of said lake than 50 feet.

2nd. That no sess pool, closet or closet vault shall be constructed or allowed upon said land nearer to the highwater mark on the shore of said lake than 50 feet; or nearer to any public street adjacent to said land than 40 feet.

3rd. That no intoxicating liquors shall be sold on said land and in case said grantee, its successors or assigns shall violate any of the foregoing agreements or covenants said premises or the title thereto shall not revert to or become vested in said vendors; their heirs or assigns or the title to said premises affected thereby, but said vendee, its successors or assigns may be enjoined from a violation of any of said

#419082 - 590 Deed Book - Page 145.

covenants or agreements or said vendors, their heirs, personal representatives or assigns may recover damages for a violation or breach of any of said covenants or agreements, but said vendors, their heirs, personal representatives or assigns shall not be considered to have reserved upon said above described real estate any vendor's lien by virtue of any of the foregoing covenants or agreements.

Dated this 21st day of February, A. D. 1921.

Signed, sealed and delivered in presence of:

F. J. Geist ) As to James C. and  
M. G. Christopher ) Katharine B. Cimenton

H. M. Norton ) As to Katherine C. and  
Archibald Emerson ) Orlando J. Reynolds

James C. Simenton, (SEAL)  
Katharine B. Simenton (SEAL)  
Katherine C. Reynolds (SEAL)  
Orlando J. Reynolds (SEAL)

State of Minnesota )  
County of Hennepin. ) ss.

On this 31st day of March, A. D. 1911, before me, a Notary Public, within and for said County, personally appeared James C. Simenton and Katharine B. Simenton, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

(Notarial Seal)  
(Hennepin Co., Minn.)

F. J. Geist,  
Notary Public Hennepin  
County, Minnesota.  
My Commission expires June  
17th, 1914.

State of Minnesota

ss

County of Ramsey

On this 13th day of April, A. D. 1911, before me

a Notary Public within and for said County, personally appeared Katherine C. Reynolds and Orlando J. Reynolds, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

(Notarial Seal)  
(Ramsey County, Minn.)

H. M. Norton  
Notary Public, Ramsey  
County, Minnesota.  
My commission expires Aug  
24", 1915

Taxes paid and transfer entered Mar. 6, 1912. Geo. J. Ries, County Auditor  
By J. T. McCell, Deputy

Filed for record on the 6 day of March, A. D. 1912, at 2:10 o'clock P.M.

This Indenture, Made this 21st day of February, A. D. 1911, by and between James C. Simonten, as executor of and under the last will and testament of Emma M. Simonten, late of Ramsey County, Minnesota, Deceased, party of the first part, and the County of Ramsey in the state of Minnesota, party of the second part,

Witnesseth: That Whereas, the said Emma M. Simonten, died testate in and a resident of said Ramsey County, and by her last will and testament which has been admitted to Probate in and by the Probate Court, of said Ramsey County, the said party of the first part was authorized and empowered to sell and convey the real estate hereinafter described.

Now Therefore, in consideration of the premises and of the sum of One (\$1.00) Dollar paid to said party of the first part by said party of the second part, the receipt whereof is hereby acknowledged, the said James C. Simonten, as executor aforesaid, under and by Virture of the power of sale in said will, and every other power him enabling, does hereby grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, Forever,

An undivided one eight (1/8) of the following described real estate situated in the County of Ramsey, State of Minnesota, to-wit:

The Easterly Eight (8) feet of lot numbered thirty two (32) and the Westerly eight (8) feet of lot numbered thirty three (33) in block numbered one (1), and the Easterly sixteen (16) feet of lot numbered fifteen (15) in block numbered two (2) all in "Bellaire", White Bear Lake, Ramsey County, Minnesota, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota; for the use of said County of Ramsey, Minnesota, and the public thereof as and for a public highway.

To Have and to Held the same to the said party of the second part, its successors and assigns forever, subject however to the following provisions:

1st. That no boat or bath house or building shall be erected or maintained in White Bear Lake in front of and adjacent to said land and that no building or structure shall be erected or maintained upon said land nearer to the highwater mark on the shore of said lake than 50 feet.

#419083 - 590 Deed Book - Page 146:

2nd. That no sess pool, closet or closet vault shall be constructed or allowed upon said land nearer to the highwater mark on the shore of said lake than 50 feet, or nearer to any public street adjacent to said land than 40 feet.

3rd. That no intoxicating liquors shall be sold on said land and in case said grantee its successors or assigns, shall violate any of the foregoing agreements or covenants, said premises or the title thereto shall not revert to or become vested in said vendors, his heirs or assigns or the title to said premises affected thereby, but said vendee, its successors or assigns may be enjoined from a violation of any of said covenants or agreements or said vendor, his heirs, personal representatives or assigns may recover damages for a violation or breach of any of said covenants or agreements, but said vendor, his heirs, personal representatives or assigns, shall not be considered to have reserved upon said above described real estate any vendor's lien by virtue of any of the foregoing covenants or agreements.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above writter.

Signed, sealed and delivered  
in the presence of:  
F. J. Geist  
M. G. Christopher

James C. Simenton (SEAL)  
As executor of and under the  
last will and testament of  
Emma M. Simenton, Deceased.

State of Minnesota

County of Hennepin

ss

On this 31st day of March, A. D. 1911, before

me personally appeared James C. Simenton, as executor of and under the last will and testament of Emma M. Simenton, Deceased, to me known to be the same person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and as his free act and deed as such executor.

( Notarial Seal )  
( Hennepin Co., Minn. )

F. J. Geist  
Notary Public, Hennepin County, Minn.  
My commission expires June 17, 1914  
Geo J. Ries, County Auditor,  
By J. T. McColl, Deputy

Taxes paid and transfer entered Mar. 6, 1912.

Filed for record on the 6 day of March, A. D. 1912, at 2:10 o'clock P.M.

#419084 - Deed Book #590 - Page 148:

Knew All Men By These Presents, That the grantors, James S. Simenton and Jane LeMoyne Simenton, his wife, of Washington, Washington County, Pennsylvania,; Sarah K. Simenton, a widow of Harrisburg, Dauphin County, Pennsylvania, and James C. Simenton and Katharine B. Simenton, his wife, of Minneapolis, Hennepin County, Minnesota for and in consideration of the sume of One (\$1.00) Dollar to them in hand paid, do hereby convey and warrant to The County of Ramsey in the State of Minnesota, as grantee, an undivided seven-eights (7/8) of the following described real estate situate in the County of Ramsey and State of Minnesota, to-wit:

The Easterly eight (8) feet of lot numbered thirty two (32) and the Westerly eight (8) feet of lot numbered thirty three (33) in block numbered one (1) and the Easterly sixteen (16) feet of Lot numbered fifteen (15) in block numbered two (2) all in "Bellaire", White Bear Lake, Ramsey County, Minnesota, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota; for the use of said County of Ramsey, Minnesota, and the public thereof as and for a public highway.

Subject however, to the following provisions:

1st. That no boat or bath house or building shall be erected or maintained in White Bear Lake in front of and adjacent to said land and that no building or structure shall be erected or maintained upon said land nearer to the highwater mark on the shore of said lake than 50 feet.

2nd. That no sess pool, closet or closet vault shall be constreucted or allowed upon said land nearer to the highwater mark on the shore of said lake 50 feet nearer to any public street adjacent to said land than 40 feet.

3rd. That no intoxicating liquors shall be sold on said land and in case said grantee, its successors or assigns shall violate any of the foregoing agreements or covenants said premises or the title thereto shall not revert to or become vested in said vendors, their heirs or assigns or the title to said premises affected thereby, but said vendee its successors or assigns may be enjoined from a violation of any of said covenants or agreements or said vendors, their heirs, personal representatives or assigns may recover damages for a violation or breach of any of said covenants or agreements,

but said vendors, their heirs, personal representatives or assigns shall not be considered to have reserved upon said above described real estate any vendor's lien by virtue of any of the foregoing covenants or agreements.

Dated at St. Paul, this 21st day of February, A. D. 1911.

Signed, sealed and delivered in presence of:

Alvan Dennon ) As to James S. Simonton James S. Simenton (SEAL)
Minnie A. Leonard ) and Jane Le Moyne Simenton Jane Le Moyne Simenton (SEAL)
Ama Retner ) As to Sarah K. Sarah K. Simenton (SEAL)
Paul A. Kunkel ) Simenton James C. Simenton (SEAL)
F. J. Geist ) As to James C. Simenton Katharine B. Simenton (SEAL)
M. G. Christopher ) and Katharine B. Simenton

State of Pennsylvania

County of Washington ss On this twenty seventh day of March, A. D. 1911, before me, a Notary Public, within and for said County, personally appeared James S. Simenton and Jane Le Moyne Simenton, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

(Minnie A. Leonard)
(Notary Public, )
(Washington, Pa. )

Minnie A. Leonard,
Notary Public, Washington
Co. Pennsylvania
My Commission expires April
29, 1913.

State of Pennsylvania

County of Dauphin ss On this 28th day of March, A.D. 1911, before me a Notary Public within and for said County, personally appeared Sarah K. Simenton, a widow, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

(Paul A. Kunkel,)
(Notary Public )
(Harrisburg, Pa. )

Paul A. Kunkel,
Notary Public, Dauphin
County, Pa.
My Commission expires Jan 25, 1913

State of Minnesota

County of Hennepin ss On this 21st day of March, A.D. 1911, before me, a Notary Public within and for said County, personally appeared James C. Simenton and Katharine B. Simenton, husband and wife, to me known to be the persons described in and who executed the foregoing

#419084 - Deed Book #590 - Page 148:

instrument and acknowledged that they executed the same as their free act and deed.

( Notarial Seal  
Hennepin Co., Minn )

F. J. Geist,  
Notary Public, Hennepin County,  
Minn.

My commission expires June 17, 1914.

Taxes paid and transfer entered Mar. 6, 1912. Geo. J. Ries, County Auditor,  
By J. T. McColl, Deputy.

Filed for record on the 6 day of March, A. D. 1912, at 2:10 o'clock P.M.