LEGAL DESCRIPTION

Personal Representative's Deed - Individual Personal Representative(s) to Individual(s) — Form No. 109-M — Minnesota Uniform Conveyancing Blanks (6/96M)

89-004-2311

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed ( ) not required.
Certificate of Real Estate Value No. _____
July 23, 1996 (Date)
(County Auditor)
by: _____ Deputy

379393
OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 23rd day of: July A.D. 19 96
at 3:20 o'clock P. M and was duly recorded as Micro Doc. No. 379393
COUNTY RECORDER
(reserved for recording data)

DEED TAX DUE: $ 108.50
Date: June 20, 1996
FOR VALUABLE CONSIDERATION, MILLESSA WITTNER

as Personal Representative(s) of the Estate of LEOPOLD DALE WITTNER, a/k/a LEOPOLD DALE WITTNER, Sr., Decedent, single ☐ married ☑ at the time of death (if "married" is checked, attach a Consent of Spouse [Form No. 106-M]), Grantor, conveys to MILLESSA WITTNER, a single person Grantee, real property in Cass County, Minnesota, described as follows:

See attached Exhibit A for legal description;

Well Certificate Record 23.N-W

together with all hereditaments and appurtenances belonging thereto.

☐ The Seller certifies that the seller 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 deed or contract 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.

CASS COUNTY MINNESOTA
Deed Tax $ 108.50
Date 7-23-96
By DB

STATE OF MINNESOTA
COUNTY OF BELTRAMI } ss.

PERSONAL REPRESENTATIVE(S)
Leopold Dale Wittner, Sr. a/k/a Leopold Dale Wittner
Millessa Wittner

This instrument was acknowledged before me on June 20, 1996 (Date)
by Millessa Wittner as Personal Representative(s) of the Estate of Leopold Dale Wittner, a/k/a Leopold Dale Wittner, Sr., Deceased.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)
CHERYL D. MEYER
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES JANUARY 31, 2000

Cheryl D. Meyer
Notarial Officer's Signature (Official Capacity or Title)

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 (Include Name and Address of Grantee):
Millessa Wittner
Route 2 Box 99F
Cass Lake, MN 56633

THIS INSTRUMENT WAS DRAFTED BY (DO NOT SHOW MAILING ADDRESS)
DRAKES AND TOSINO
Attorneys at Law
1005 Paul Bunyan Drive NW
P. O. Box 1468
Bemidji MN 56601
218-759-1250

EXHIBIT A

That part of the North Half of Northwest Quarter of Southwest Quarter of Northwest Quarter (N½ of NW¼ of SW¼ of NW¼) of Section Four (4), Township One Hundred Forty-five (145), Range Thirty-one (31), described as follows: Commencing at the northwest corner of the SW¼ of NW¼, said corner being in the center of County Road No. 149 as it now exists; thence East along the North boundary of the SW¼ of NW¼ for 495.0 feet to a point, the point of beginning of the tract to be described herein; thence continue East along above said North boundary of the SW¼ of NW¼ for 165.0 feet, more or less, to a point on the East line of the N½ of SW¼ of NW¼; thence South along above said East line of the N½ of NW¼ of SW¼ of NW¼, and parallel with the West boundary of the SW¼ of NW¼ for 132.0 feet, to a point on the northerly right-of-way line of a 66.0 foot wide service road; thence West along above said northerly right-of-way line of said service road and parallel with above said North boundary of the SW¼ of NW¼ for 165.0 feet, more or less, to a point that lies South of the point of beginning on a line parallel with above said west boundary of the SW¼ of NW¼; thence North, parallel with said West boundary of the SW¼ of NW¼ for 132.0 feet to the point of beginning;

CERTIFICATE OF SURVEY

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 4, TOWNSHIP 145 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

RECEIVED
4012
SEP 30 2008
SU-NW 4-145-31
CASS COUNTY SURVEYOR

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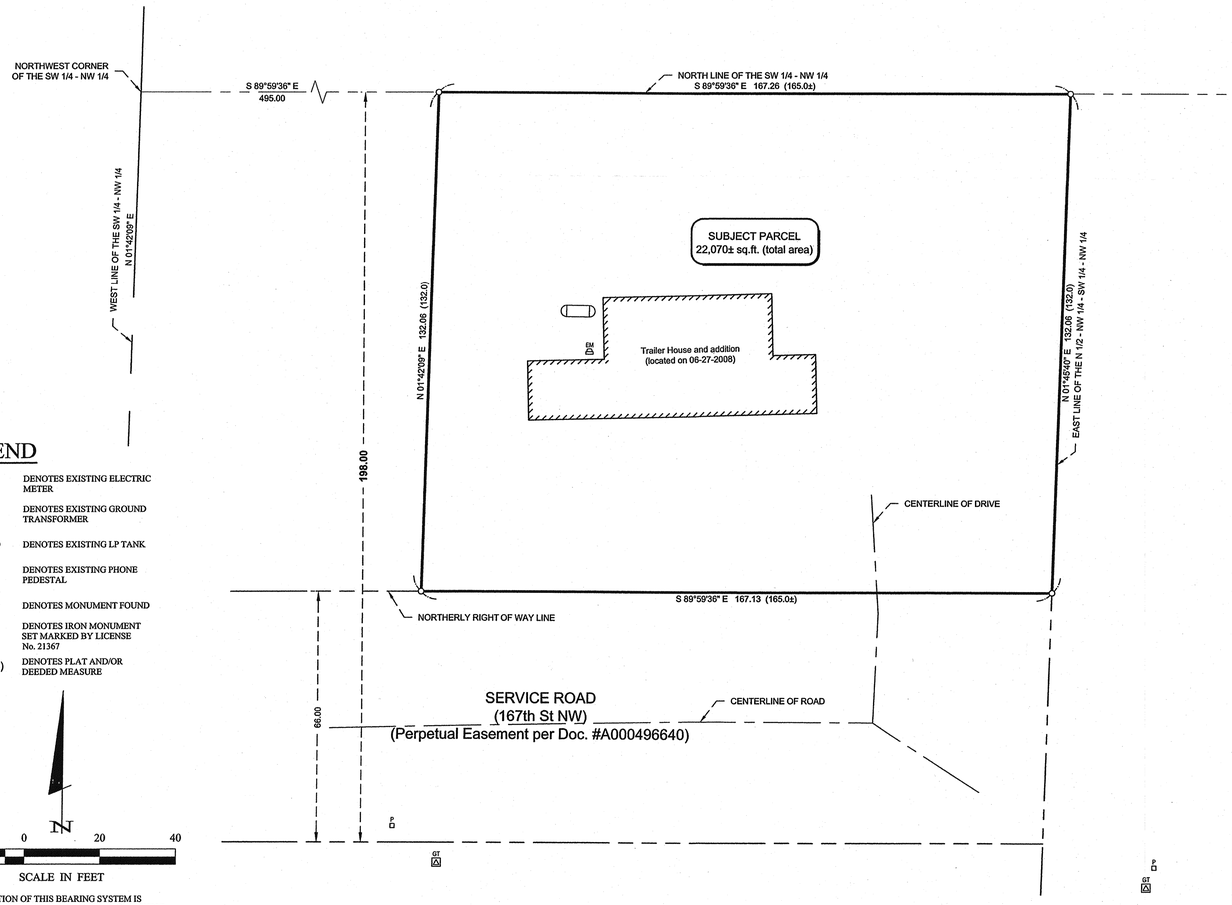
NOTES:

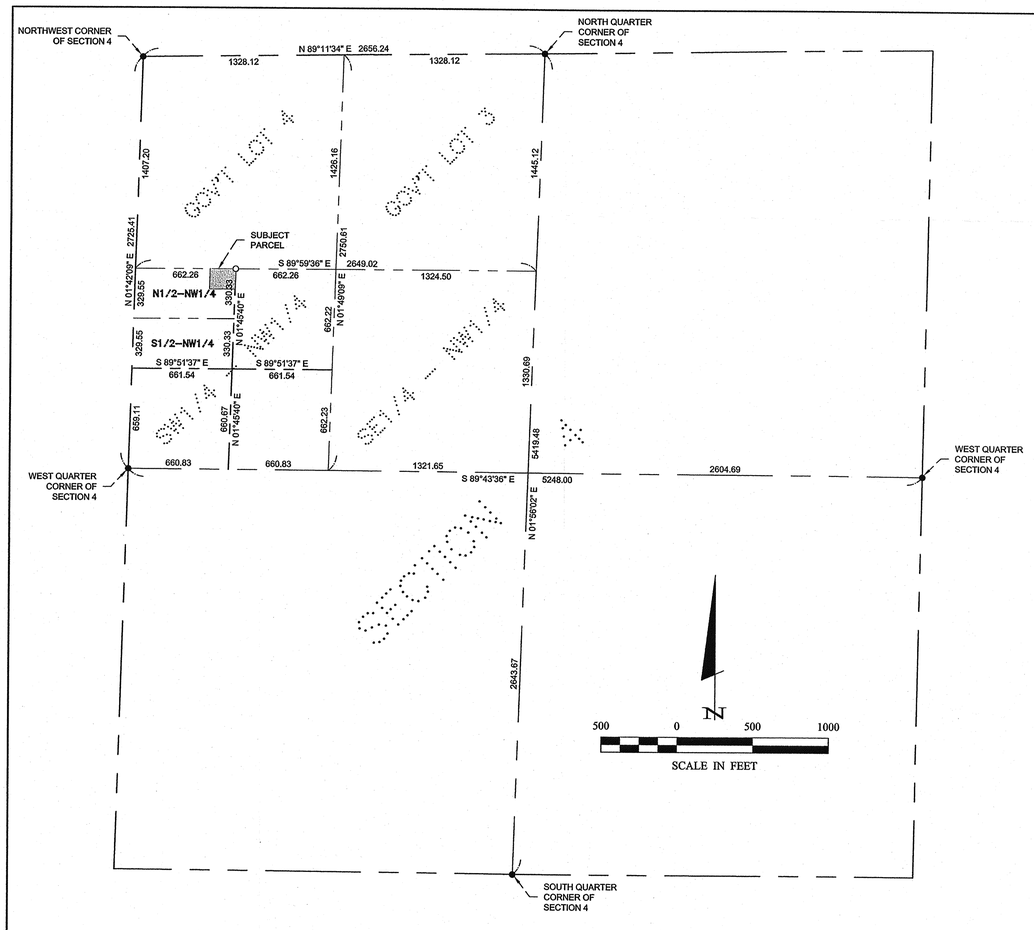
1. Zoning for subject tract = "RURAL RESIDENTIAL 2.5 (RR-2.5)".
2. No wetland delineation was performed for the purpose of this survey.
3. The location of any existing or proposed wells, septic systems, and underground utilities have not been shown for the purpose this survey.
4. Parcel ID of subject parcel: 29-004-2311.
5. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
6. The easement for the Service Road as shown is from the deed of the adjacent property to the west. Easement to the subject tract should be verified



LEGEND

- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING LP TANK
- DENOTES EXISTING PHONE PEDESTAL
- ● DENOTES MONUMENT FOUND
- ○ DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO HAVE AN ASSIGNED BEARING OF S 89°59'36" E.



SECTION BREAKDOWN

SECTION 4, TOWNSHIP 145 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

Landecker & Associates, Inc.
Engineering · Surveying · Planning
Walker, MN 56484
Phone: 218-547-1296 Fax: 218-547-2272

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Terry L. Freeman, PLS #21367
DATE 7/31/08
LIC. NO. 21367

REVISIONS		
DESCRIPTION	BY	DATE

CERTIFICATE OF SURVEY

Habitat for Humanity
P. O. Box 234
Brainerd, MN 56401
Attn: Kevin

PROJECT MANAGER: TLF
CHECKED BY: TLF
DRAWN BY: WAG
PROJECT No.: 082073
FILE NAME: C082073.dwg
FIELD BOOK: BOOK 297 PG. 33
DATE: 07-31-2008
SCALE: HORZ. as shown VERT. NONE

SHEET 1 OF 1

Wayne gregory 7/31/2008 11:32 AM - P:\Drawings\2008\082073 HABITAT FOR HUMANITY\dwg\C082073.dwg