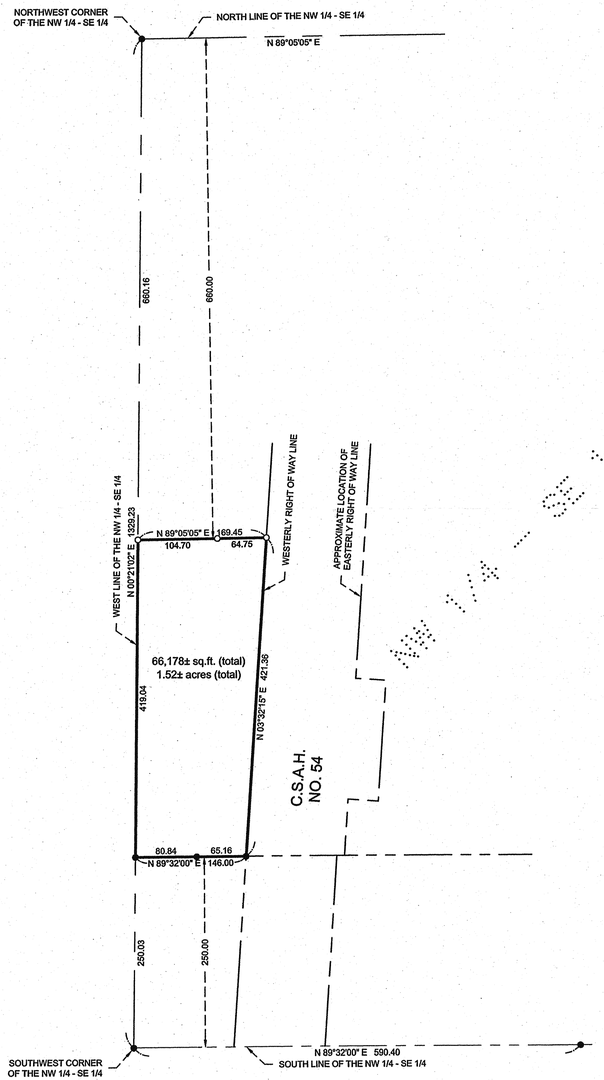
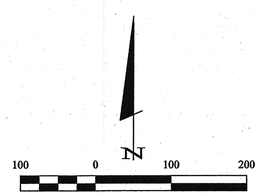
CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 3, TOWNSHIP 140 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA



LEGEND

- ● DENOTES MONUMENT FOUND
- ○ DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO HAVE AN ASSIGNED BEARING OF N 00°21'02" E.

NOTES:

1. Zoning for subject tract = "Shoreland Residential".
2. Boundary survey only. No improvements, topography, or wetland information has been surveyed or shown on this certificate.
3. Parcel ID of subject parcel: 46-003-4209.
4. The survey boundary shown is based on the tax descriptions as obtained from the Cass County Recorders Office. If descriptions of record or as noted in the abstract vary from those shown, a further review by the surveyor should be retained.
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.

EXISTING LEGAL DESCRIPTION

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

A0900545727
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
01/21/2009 03:43:28PM
AS DOC #: A0900545727
PAGES: 3
REC FEES: $46.00
KATHRYN M. NORBY
COUNTY RECORDER
BY Kathryn M. Norby Deputy

46-003-4209

No delinquent taxes and transfer entered; Certificate of Real Estate Value
( )Filed ( )not required
Jan. 21, 2009
Sharon K. Anderson
County Auditor
By _____ Deputy

Septic Disclosure
( )Received ( ) Not Received

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)
Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2006)

DEED TAX DUE: $ 92.40 DATE: January 20, 2009 (month/day/year)

FOR VALUABLE CONSIDERATION, Paul Hipsher and Dianne Hipsher, husband and wife (insert name and marital status of each Grantor) ("Grantor"),

hereby conveys and warrants to Shaun C. Palmer, a married person, (insert name of each Grantee) ("Grantee"), real property

in Cass County, Minnesota, legally described as follows:

See Exhibit "A", attached hereto.

Subject to and together with easements, restrictions and reservations of record, if any.

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

None.

CASS COUNTY, MN #205
Deed tax $ 92.40
Date 1/21/2009 By CW

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.
- ☐ 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
(signature) Paul Hipsher
(signature) Dianne Hipsher

PAGE 1 OF 3 PAGES

Page 2 of 2 — Minnesota Uniform Conveyancing Blanks Form 10.1.1

State of Minnesota, County of Cass

This instrument was acknowledged before me on 1-20-09 (month/day/year), by Paul Hipsher and Dianne Hipsher, husband and wife, Grantors (insert name and marital status of each Grantor)

(Seal, if any)
ELISE C SHEQUEN
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2009

(signature of notarial officer)
Title (and Rank): Notary Public
My commission expires: January 31, 2009 (month/day/year)

THIS INSTRUMENT WAS DRAFTED BY: (insert name and address)

Action Title Inc.
320 Railroad Ave
P O Box 853
Waiker, Minnesota 56484

CF#6402

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO: (insert name and address of Grantee to whom the statements should be sent)

Shaun C. Palmer
2112 Rocky Creek Drive NE
Rochester MN 55906

PAGE 2 OF 3 PAGES

EXHIBIT "A"

That part of the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼), lying and being West of County State Aid Road No. 54, Section Three (3), Township One Hundred Forty (140) North, Range Twenty-eight (28) West;

LESS: The South 250 feet thereof;

AND LESS: The North 660 feet thereof.

PAGE 3 OF 3 PAGES

RECEIVED
4162
MAR 24 2009
CASS COUNTY SURVEYOR

© 2009 Landecker & Associates, Inc.

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: 3/4/09 LIC. NO. 21367

REVISIONS			DATE
NO.	DESCRIPTION	BY	

PROJECT MANAGER: TLF
PROJECT No.: 092008
DATE: 03-04-2009
CHECKED BY: TLF
FILE NAME: C092008.dwg
SCALE: HORZ. 1" = 100' VERT. NONE
DRAWN BY: WAG
FIELD BOOK: BOOK 301 PG. 50

CERTIFICATE OF SURVEY
Shaun Palmer
2112 Rocky Creek Drive NE
Rochester, MN 55906

SHEET 1 OF 1

J:\surne gregory\ 3/4/2009 8:09 AM - F:\Drawings\2005\092008 PALMER\dwg\C092008.dwg