CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 7 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 5, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

A000610202 PID# 38-105-4323 OFFICE OF THE COUNTY RECORDER CERTIFIED, FILED, AND/OR 3/17/2015 3:40:08 PM **REC FEES: 46.00** KATHRYN M. NORBY CASS COUNTY RECORDER BY SR DEP TX#: 121559 RECORDED ELECTRONICALLY (Top 3 inches reserved for recording data) NORTHEAST CORNER WARRANTY DEED Minnesota Uniform Conveyancing Blanks OF GOV'T LOT 7 Individual(s) to Joint Tenants Form 10.1.5 (2013) N88°11'00"E 50.29 SOUTHEAST CORNER N88°11'00"E 170.00 eCRV number: 315511 **F** OF GOV'T LOT 6 DATE: March 17, 2015 DEED TAX DUE: \$156.75 NORTH LINE OF GOV'T LOT 7 FOR VALUABLE CONSIDERATION, David M. Nelson, a single person ("Grantor"), hereby convey(s) and warrant(s) to David J. Pfau and Shawna L. Pfau ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally That part of Government Lot Seven (7), Section Five (5), Township One Hundred Forty-two (142), Range Thirty-one (31) North, Cass County, Minnesota, described as follows: Commencing at the point on the North line of said Government N Kabekona Dr NW Lot 7, which is the Southeast corner of Government Lot 6, said Section 5, thence North 88 degrees 11 minutes 00 seconds East, assumed bearing along the North line of said Government Lot 7, a distance of 1049.72 feet to the point of beginning of the tract to be herein described; thence North 88 degrees 11 minutes 00 seconds East 170.00 feet along the North line of said Government Lot 7 to the Northeast corner of said Government Lot 7; thence South 4 degrees 20 minutes 24 seconds West, along the East line of said Government Lot 7, a distance of 201.16 feet; thence South 88 degrees 11 minutes West 148.43 feet; thence North 1 degree 49 minutes 00 seconds West 200.00 feet to the North line of said Government Lot 7 and the point of beginning. The West 50.00 feet of the North 250.00 feet of the Southeast Quarter of the Southeast Quarter (SE1/4 of SE1/4), Section Five (5), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West CASS COUNTY, MN # ED20150089 Cass County, Minnesota Deed tax \$ 156.75 Check here if all or part of the described real property is Registered (Torrens) Date 3/17/2015 By CW ► RIGHT OF WAY LINE together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: (a) building and zoning laws, ordinances, and state and federal regulations; (b) restrictions relating to use or improvement of the property without effective forfeiture provisions; (c) reservation of any mineral rights by the State of Minnesota (d) utility and drainage easements which do not interfere with existing improvements ☐ The Seller certifies that the Seller does not know of any wells on the described real property. A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: ☑ 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. SCALE IN FEET ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 7 TO HAVE AN Page 1 of 2 File No. 152702 ASSIGNED BEARING OF N 88°11'00" E. Page 2 of 2 A000610202 Minnesota Uniform Conveyancing Blanks Form 10.1.5 Page 2 of 2 **LEGEND** DENOTES IRON MONUMENT SET & MARKED BY LICENSE DENOTES MONUMENT FOUND DENOTES CALCULATED DENOTES EXISTING SEPTIC CLEANOUT State of Minnesota, County of Cass DENOTES EXISTING LP TANK This instrument was acknowledged before me on February 2015, by David M. Nelson, by his Attorney In fact DENOTES EXISTING WELL Kelly Nelson, a single person. DENOTES EXISTING PHONE DENOTES EXISTING ELECTRIC Notary Public OUTLET / JUNCTION BOX Minnesota My Comm. Expires . DENOTES EDGE OF EXISTING · GRAVEL My commission expires: DENOTES EDGE OF EXISTING TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT WAS DRAFTED BY: THIS INSTRUMENT SHOULD BE SENT TO: (insert name and address) (insert legal name and residential or business address of Grantee) Renee Wittner David Prau **LEER Title Services** 3499 124th Circle NE **NOTES:** 201 5th Street North

N88°11'00"E 50.29

1. Parcel ID for subject tract = 38-105-4323.

would be required.

2. No wetland information has been surveyed or shown on this certificate.

3. All lines marked with flagging are only an approximation of the true boundary lines and are

establishment of improvements. To mark true boundary lines, additional monumentation

not to be used as an exact boundary location. Flagged lines should not be used for the



EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE

P.O. Box 610

Walker, MN 56484



SURVE Dave Pfau 3499 124th Circle NE Blaine, MN 55449 RTIFICATE

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Blaine mn 55449

JOB NO. <u>15-091</u> DATE: 06-26-2015 SHEET NO.