

EXISTING DESCRIPTION:
OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

38,374,1302
No delinquent taxes and transfer entered.
Certificate of Real Estate Value
(1) filed, (2) not required
December 20, 2015
Kathryn M. Norby
County Auditor
by: [Signature], Deputy

8 1 1 3 3
1,401452
A000566489
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
12/20/2015 1:49:18 PM
AS DOC #: A000566489
PAGES: 3 REC FEE: 466.00
KATHRYN M. NORBY
COUNTY RECORDER

QUIT CLAIM DEED
Business Entity to Individuals (Top 3 inches reserved for recording data)
DEED TAX DUE \$ 1.65 DATE: 12-23-10
FOR VALUABLE CONSIDERATION, Central Montana Orthopedics, P.A.
I, [Signature], of the County of Montana, do hereby convey and quitclaims to Ronald D. Jackson, M.D., of the County of Cass, Minnesota, the real property in Cass County, Minnesota, legally described as follows: This part of Government Lot Three (3), Section 24, Township 144, Range 30, West of the Fifth Principal Meridian as described in its entirety on Schedule "A" attached hereto. Total consideration under \$500.00.
I am familiar with the property described in this instrument and 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, MN # 2004
Deed tax \$1.65 By [Signature]
Date 12/23/2010

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Page 2 Minnesota Uniform Conveying Blanks Form 18.3.4
State of North Dakota, County of Stark
This instrument was acknowledged before me on 12-13-10 by Ronald D. Jackson, M.D., as President of Central Montana Orthopedics, P.A.
BEVERLY J FERDNER
NOTARY PUBLIC, STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES APRIL 23, 2012
TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
Ronald D. Jackson, M.D.
29 Little Hole Court
Dickinson, ND 58501
THESE INSTRUMENTS WERE DRAFTED BY:
Jerry S. Ophoven
Anderson, Ophoven & Stauffer Law Office
520 NE First Avenue, Suite 1
Grand Rapids, MN 55744
218-326-6631
23087X
WARNING: UNAUTHORIZED COPIES OF THIS FORM PROHIBITED
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Schedule "A" Legal Description

That part of Government Lot Three (3), Section 24, Township 144, Range 30, West of the Fifth Principal Meridian, described as follows: Commencing at the northwest corner of Government Lot 4, said Section 24, thence South 88 degrees 23 minutes 40 seconds West (bearing assumed) along the east line of said Government Lot 4 a distance of 100.00 feet; thence South 1 degree 39 minutes 10 seconds East a distance of 493 feet, more or less, to the shore line of Leech Lake; thence Southwesterly along said shore line, to the intersection with the east line of said Government Lot 3 bearing South 1 degree 39 minutes 10 seconds East from the point of beginning; thence North 1 degree 39 minutes 10 seconds West to the point of beginning.
Reserving a non-exclusive 40 foot wide easement for ingress and egress, over and across part of said Government Lot 3, the center line of said easement is described as follows: Commencing at the northwest corner of Government Lot 4, said Section 24, thence South 1 degree 39 minutes 10 seconds East, bearing assumed, along the east line of said Government Lot 3 a distance of 338.91 feet to the point of beginning of the center line to be described; thence South 74 degrees 53 minutes 40 seconds West a distance of 48.01 feet; thence South 46 degrees 13 minutes 55 seconds West a distance of 28.58 feet; thence South 24 degrees 08 minutes 18 seconds West a distance of 41.14 feet; thence South 56 degrees 42 minutes 33 seconds West a distance of 44.04 feet; thence South 78 degrees 30 minutes 07 seconds West a distance of 41.79 feet; thence North 83 degrees 06 minutes 07 seconds West a distance of 35.05 feet to the intersection with a line 200 feet west of and parallel with the east line of said Government Lot 3 and said center line there terminating.
And reserving a non-exclusive 40 foot wide easement for ingress and egress, over and across part of said Government Lot 3, the center line of said easement is described as follows: Commencing at the northwest corner of Government Lot 4, said Section 24, thence South 1 degree 39 minutes 10 seconds East, bearing assumed, along the east line of said Government Lot 3 a distance of 338.91 feet to the point of beginning of the center line to be described; thence South 74 degrees 53 minutes 40 seconds West a distance of 48.01 feet; thence South 46 degrees 13 minutes 55 seconds West a distance of 28.58 feet; thence South 24 degrees 08 minutes 18 seconds West a distance of 41.14 feet; thence South 56 degrees 42 minutes 33 seconds West a distance of 44.04 feet; thence South 78 degrees 30 minutes 07 seconds West a distance of 41.79 feet; thence North 83 degrees 06 minutes 07 seconds West a distance of 35.05 feet to the intersection with a line 200 feet west of and parallel with the east line of said Government Lot 3 and said center line there terminating.
Together with and subject to an easement over the existing road situated on Government Lot 4 which provides access from the public road as set forth in Document No. 429091.
Together with and subject to restrictions, reservations and easements of record.

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CERTIFICATE OF SURVEY

PARTS OF GOVERNMENT LOTS 3 AND 4,
SECTION 24, TOWNSHIP 144 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:
OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

QUITCLAIM DEED
THE GRANTORS, THOMAS S. DIETZ and BERNICE E. DIETZ, husband and wife, for the consideration of Ten Dollars (\$10.00), in hand paid, CONVEY and QUIT CLAIM TO THOMAS S. DIETZ and BERNICE E. DIETZ, Trustees, on their successors in trust, under the THOMAS S. DIETZ and BERNICE E. DIETZ LIVING TRUST, dated January 17, 2013, and any amendments thereto.
All interest in the following described Real Estate situated in the County of Cass in the State of Minnesota, to-wit:
See EXHIBIT A.
Subject to easements, restrictions and reservations of record.
The consideration for this transfer is less than \$ 500.00.
State deed tax due: \$1.65
DATED January 17, 2013
Thomas S. Dietz
Bernice E. Dietz
CASS COUNTY, MN # 20771
Deed tax \$1.65
Date 12/23/2010
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EXHIBIT A

All that portion of Lot Four (4), Section Twenty-four (24), Township One Hundred Forty-four (144) North, Range Thirty (30) West, described as follows: Commencing at the Northeast corner of said Lot 4, the point of beginning; thence South along the East boundary line of said Lot 4 a distance of 807 feet to a point; thence West parallel to the North boundary line of said Lot 4 to the shore of Leech Lake; thence in a Northwesterly direction along the shore line of Leech Lake to the West boundary line of said Lot 4; thence North along the West boundary line of said Lot 4 to the Northwest corner of said Lot 4; thence East along the North line of said Lot 4 to the place of beginning.

PROPOSED DESCRIPTIONS:

TRACT A
That part of Government Lot 4, Section 24, Township 144 North, Range 30 West, Cass County, Minnesota, lying northwesterly of the following described line: COMMENCING at the northwest corner of said Government Lot 4; thence North 88 degrees 37 minutes 15 seconds East, assigned bearing, along the north line thereof, 995.22 feet to the point of beginning of the line to be herein described; thence South 54 degrees 43 minutes 45 seconds West 1072 feet, more or less, to the shoreline of Leech Lake and said described line there terminating.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to North Shore Drive NW right of way.

TRACT B
That part of Government Lot 4, Section 24, Township 144 North, Range 30 West, Cass County, Minnesota, lying northerly of PAROBK ESTATES, according to the recorded plat thereof, said County, AND ALSO lying southeasterly of the following described line: COMMENCING at the northwest corner of said Government Lot 4; thence North 88 degrees 37 minutes 15 seconds East, assigned bearing, along the north line thereof, 995.22 feet to the point of beginning of the line to be herein described; thence South 54 degrees 43 minutes 45 seconds West 1072 feet, more or less, to the shoreline of Leech Lake and said described line there terminating.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to North Shore Drive NW right of way.

Table with columns: REVISIONS, NO., DATE, DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF MINNESOTA.
TERRY L. FREEMAN
LIC. NO. 2136
5/22/15

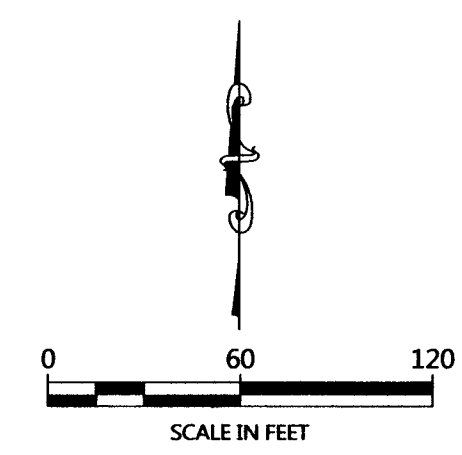
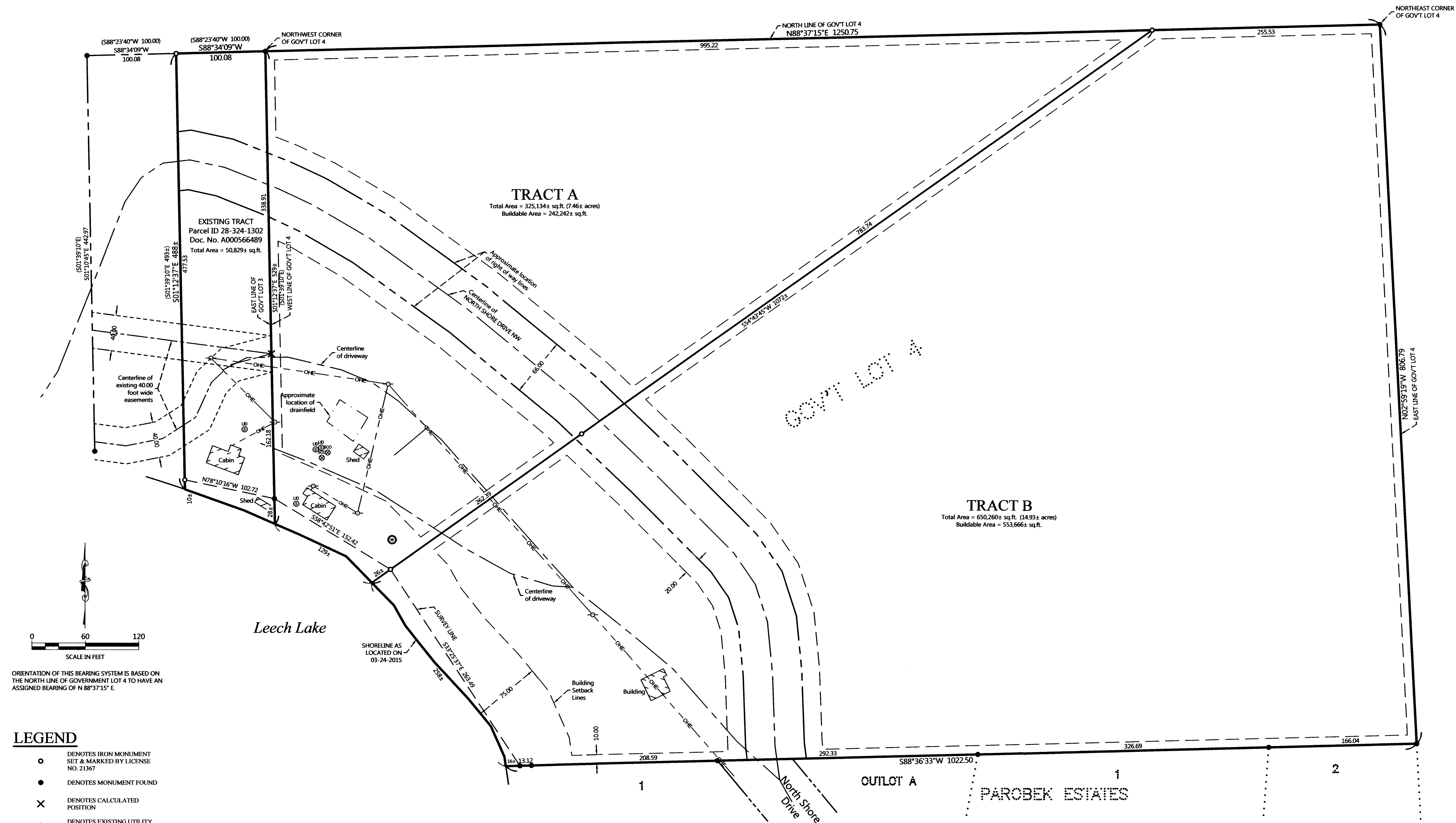


CERTIFICATE OF SURVEY
Peter Dietz
1531 Blackhawk Lake Dr.
Eagan, MN 55122

JOB NO. 15-036
DATE: 03-30-2015
SHEET NO.
1 OF 2

CERTIFICATE OF SURVEY

PARTS OF GOVERNMENT LOTS 3 AND 4,
SECTION 24, TOWNSHIP 144 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 4 TO HAVE AN ASSIGNED BEARING OF N 88°37'15" E.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊖ DENOTES EXISTING UTILITY POLE
- O—E— DENOTES OVERHEAD ELECTRIC LINE
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊕ DENOTES EXISTING WELL

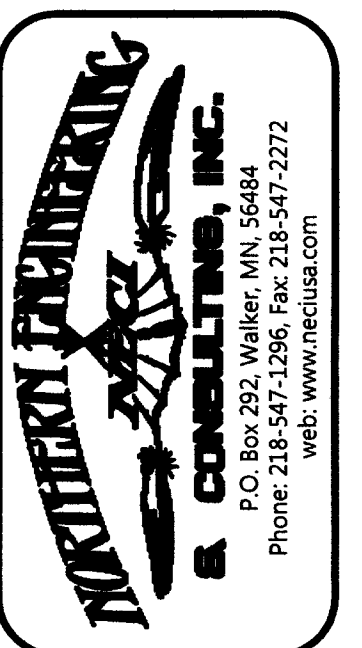
NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract (Tracts A & B) = 28-324-4101.
3. Wetland information for Tract B was taken from the National Wetland Inventory as shown on the Cass County website. No wetlands were shown on this tract.
4. 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.

REVISIONS:	NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY FREEMAN
 LIC. NO. 21367
 Date: 5/22/15



CERTIFICATE OF SURVEY
 Peter Dietz
 1531 Blackhawk Lake Dr.
 Eagan, MN 55122

JOB NO. 15-036
DATE: 03-30-2015

SHEET NO.
2 OF 2