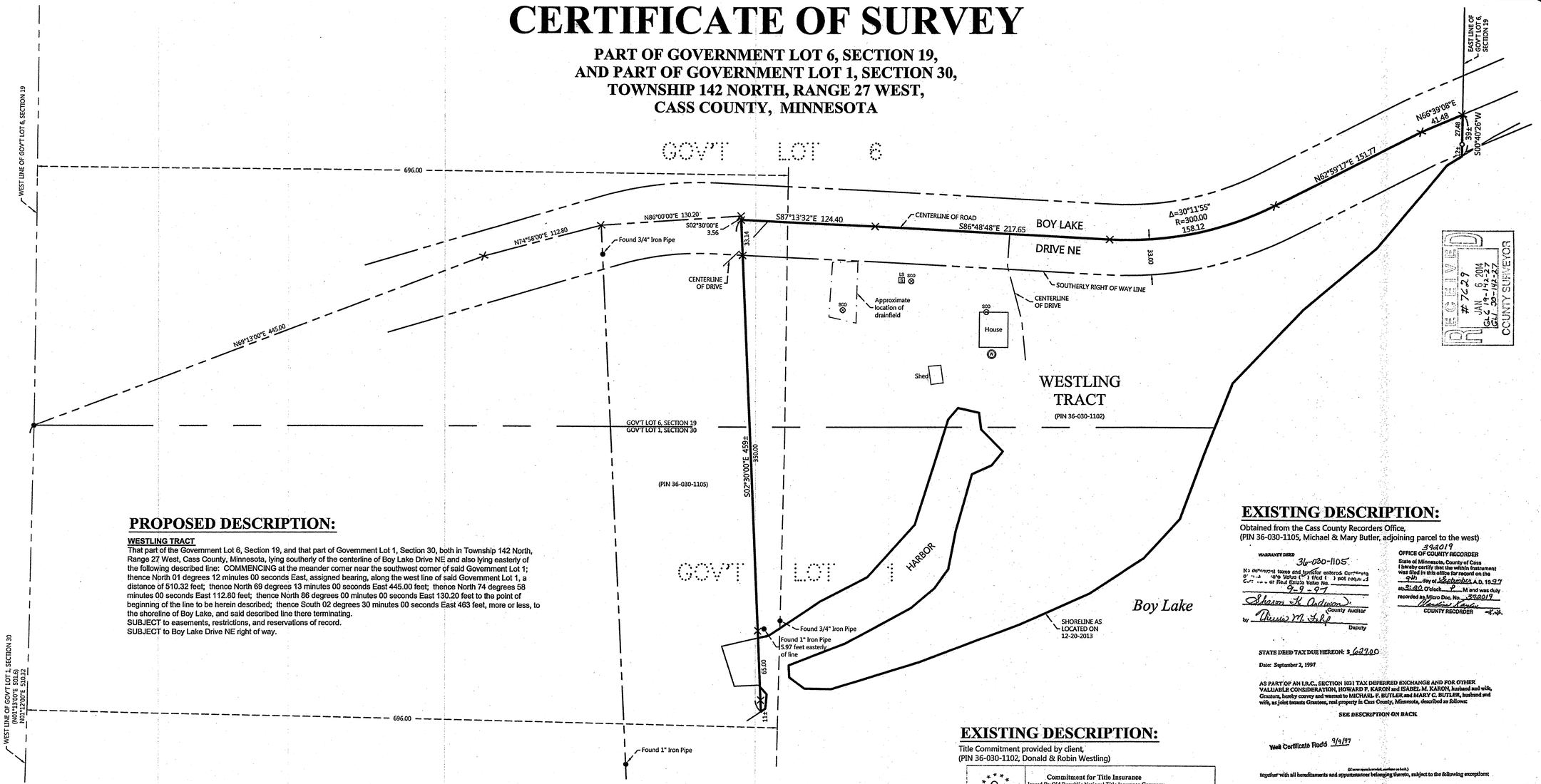
CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 6, SECTION 19,
AND PART OF GOVERNMENT LOT 1, SECTION 30,
TOWNSHIP 142 NORTH, RANGE 27 WEST,
CASS COUNTY, MINNESOTA**



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF GOVERNMENT LOT 1, SECTION 30 TO HAVE AN ASSIGNED BEARING OF N 01°12'00" E.

PROPOSED DESCRIPTION:

WESTLING TRACT
That part of the Government Lot 6, Section 19, and that part of Government Lot 1, Section 30, both in Township 142 North, Range 27 West, Cass County, Minnesota, lying southerly of the centerline of Boy Lake Drive NE and also lying easterly of the following described line: COMMENCING at the meander corner near the southwest corner of said Government Lot 1; thence North 01 degrees 12 minutes 00 seconds East, assigned bearing, along the west line of said Government Lot 1, a distance of 501.6 feet; thence North 69 degrees 13 minutes 00 seconds East 445.00 feet; thence North 74 degrees 58 minutes 00 seconds East 112.80 feet; thence North 86 degrees 00 minutes 00 seconds East 130.20 feet to the point of beginning of the line to be herein described; thence South 02 degrees 30 minutes 00 seconds East 463 feet, more or less, to the shoreline of Boy Lake, and said described line there terminating.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Boy Lake Drive NE right of way.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES GLO MONUMENT FOUND
- DENOTES CALCULATED POSITION
- SCO — DENOTES EXISTING SEPTIC CLEANOUT
- LS — DENOTES EXISTING SEPTIC LIFT STATION
- W — DENOTES EXISTING WELL
- (123,45) DENOTES PLAT AND/OR DEEDED MEASURE

EXISTING DESCRIPTION:

Obtained from the Cass County Recorders Office,
(PIN 36-030-1105, Michael & Mary Butler, adjoining parcel to the west)

WARRANTY DEED
36-030-1105
No delinquent taxes and transfer entered. Certificate of Real Estate Value No. 9-9-97
Sharon K. Anderson, County Auditor
by Brenda M. Fahy, Deputy

394019
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 9th day of September A.D. 19 97
at 2:20 O'clock P M and was duly recorded as Micro Doc. No. 394019
Sharon Kay Anderson
COUNTY RECORDER

STATE DEED TAX DUE HEREON: $ 627.00

Date: September 2, 1997

AS PART OF AN I.R.C., SECTION 1031 TAX DEFERRED EXCHANGE AND FOR OTHER VALUABLE CONSIDERATION, HOWARD F. KARON and ISABEL M. KARON, husband and wife, Grantors, hereby convey and warrant to MICHAEL F. BUTLER and MARY C. BUTLER, husband and wife, as joint tenants Grantees, real property in Cass County, Minnesota, described as follows:

SEE DESCRIPTION ON BACK

Well Certificate Recd 9/9/97

(If none mark is needed, another mark)

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

CASS COUNTY MINNESOTA
Deed Tax Date 9-9-97
2249
$ 627.00
By

Howard F. Karon
Isabel M. Karon

STATE OF MINNESOTA)
COUNTY OF Cass) ss.

The foregoing instrument was acknowledged before me this 2nd day of Sept, 1997, by Howard F. Karon and Isabel M. Karon, husband and wife.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

DEBORAH DENISE SLAGLE
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2000

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

CERTIFICATE CHECKLIST MAY BE ATTACHED

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

LAW OFFICE OF STEPHEN M. BAKER
P.O. BOX 352 - WALKER MN 56484

MR AND MRS MICHAEL BUTLER
3067 CASINO CIRCLE
WAYATA MN 55391
HC1, Box 131 F
Bay River, MN. 56632

All those portions of Government Lot Six (6), Section Nineteen (19), Township One Hundred Forty-two (142), Range Twenty-seven (27), and Lot One (1), Section Thirty (30), Township One Hundred Forty-two (142), Range Twenty-seven (27), described as follows: Commencing at the meander corner at the Southwest corner of said Lot One (1); thence North 01 degrees 13 minutes East along the West boundary line a distance of 501.6 feet to an iron monument on the Southerly right of way of the public road; thence North 69 degrees 13 minutes East along said public road a distance of 445 feet to an iron monument; thence North 74 degrees 58 minutes East a distance of 112.8 feet to an iron monument on said roadway right of way which shall be known as the point of beginning; thence North 86 degrees 00 minutes East 130.2 feet to an iron monument on said roadway right of way; thence South 02 degrees 30 minutes East a distance of 357.8 feet to an iron monument and continuing on said course approximately 80 feet to the shore line of Big Boy Lake; thence Southwesterly along the shore line of Big Boy Lake, 140 feet, more or less, to a point located South 02 degrees 30 minutes East from the point of beginning; thence North 02 degrees 30 minutes West 479.5 feet, more or less, to the place of beginning. Title extends to the water's edge.

EXISTING DESCRIPTION:

Title Commitment provided by client,
(PIN 36-030-1102, Donald & Robin Westling)

Commitment for Title Insurance
Issued By Old Republic National Title Insurance Company

File Number: 25514-7504

1. Effective Date: December 3, 2013 @ 8:00 a.m.
2. Policy or Policies to be issued:
   a. 2006 ALTA Owner's Policy: $159,000.00
      Proposed Insured: Scott D. Gaughran and Charlotte J. Gaughran, husband and wife, as joint tenants.
   b. 2006 ALTA Loan Policy: $ 127,200.00
      Proposed Insured: The First National Bank of Walker, a United States Corporation, its successors and/or assigns.
3. The estate or interest in the land described or referred to in this Commitment is: fee simple.
4. Title to the fee simple estate or interest in the land is at the Effective Date vested in:
   Donald J. Westling and Robin Westling, husband and wife, as joint tenants, subject to the interest of Carl E.Westling and Anita L. Westling, husband and wife, as joint tenants, and the interest of Jonathan Carl Westling and Lisa Margaret Schexnayer, husband and wife, as joint tenants, in that certain Contract for Deed recorded as Document No. 350841.
5. The land referred to in this commitment is in Cass County described as follows:
   See Exhibit "A" attached hereto.

Note for Information: Abstract

Property Address: 7906 Boy Lake Drive NE, Bay River, MN 56672

EXHIBIT "A"

All that part of Government Lot One (1), Section Thirty (30), and all that part of Government Lot Six (6), Section Nineteen (19), all in the Township One Hundred Forty-two (142), Range Twenty-seven (27), lying and being South of the public road now being maintained by the Bureau of Indian Affairs, U.S. Department of Interior, said road running generally in an easterly-westerly direction and across said Lot 6, and East of a line drawn parallel to and 696 feet equa-distant from the West line of said Government Lot 1 and said Government Lot 6.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

RECEIVED
7629
JAN 6 2014
CASS COUNTY SURVEYOR

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 L. FREEMAN — LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax 218-547-2272
web: www.necusa.com

CERTIFICATE OF SURVEY
Donald & Robin Westling
8078 Hayes Street
Spring Lake Park, MN 55432

JOB NO. 13-181
DATE: 01-03-2014

SHEET NO.
1 OF 1