

CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 5,
SECTION 27, TOWNSHIP 139 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA**

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

No delinquent taxes and transfer entered; Certificate of Real Estate Value
 Filed () Not required
 Filed Oct 18 2011
Sharon K. Anderson
 County Auditor
 By *[Signature]* Deputy
 Septic Disclosure
 () Received () Not Received

A000574505
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
10/18/2011 10:52:44 AM
AS DOC #: A000574505
PAGES: 3 REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER

DEED TAX DUE: \$95.70

Form No. 5-M-WARRANTY DEED
 Individual(s) to Joint Tenants

Date: October 17, 2011

FOR VALUABLE CONSIDERATION, Otto Lawrence Peklo, Jr. and Roxanne B. Peklo, husband and wife, Grantor, hereby conveys and warrants to Dennis Wickham and Denise L. Wickham, husband and wife Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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

Check box if applicable:

- 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.

U.S. Minnesota Warranty Deed (Individual/Joint Tenancy)_Rev.(7/12/04)

Page 1 of 3 Pages

CASS COUNTY, MN # 1624
 Deed tax \$ 95.70
 Date 10/17/2011 By cu

Otto Lawrence Peklo Jr.
 Otto Lawrence Peklo Jr.
Roxanne B. Peklo
 Roxanne B. Peklo

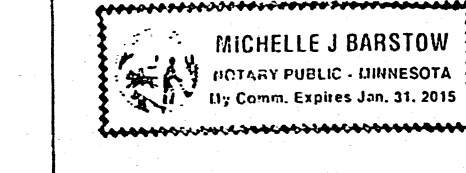
STATE OF MINNESOTA)

) ss.

COUNTY OF CASS)

This instrument was acknowledged before me on October 17, 2011, by Otto Lawrence Peklo, Jr. and Roxanne B. Peklo, husband and wife.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):



[Signature]
 SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

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):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):
Complete Title Services
 30954 Government Dr, P.O. Box 789
 Pequot Lakes, MN 56472
 1235863

Dennis Wickham and Denise L. Wickham
 4599 State 371
 Hockussack mn 56452

U.S. Minnesota Warranty Deed (Individual/Joint Tenancy)_Rev.(7/12/04)

Page 2 of 3 Pages

EXHIBIT 'A'

That part of Government Lot 5, Section 27, Township 139 North, Range 30 West, Cass County, Minnesota, which lies North of the South 414.00 feet, and lies East of a line drawn Southwesterly from a point on the North line of said Government Lot 5 equal distance between the Northwest corner of said Government Lot 5 and the North quarter corner of said Section 27 to a point on South line of said Government Lot 5 equal distance between the Southwest corner of said Government Lot 5 and the intersection of the South line of said Government Lot 5 with said North-South quarter line, and less the recorded plat of Woodland on file in the office of the County Recorder.

U.S. Minnesota Warranty Deed (Individual/Joint Tenancy)_Rev.(7/12/04)

Page 3 of 3 Pages

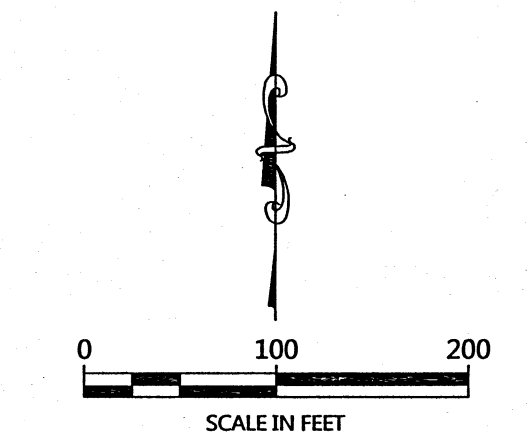
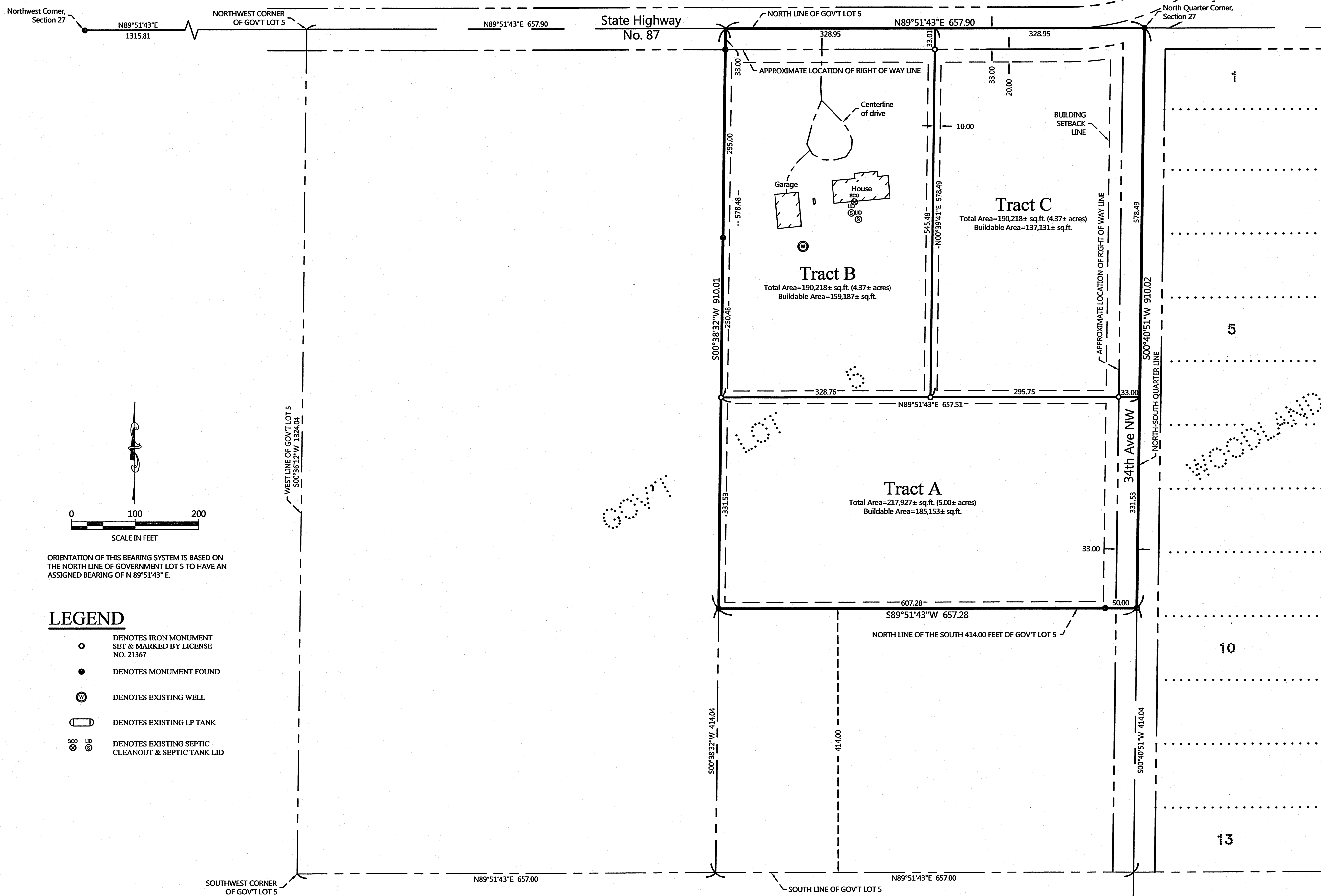
PROPOSED DESCRIPTIONS:

TRACT B

That part of Government Lot 5, Section 27, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 5; thence North 89 degrees 51 minutes 43 seconds East, assigned bearing, along the north line thereof, 657.90 feet, to a point equal distance between said northwest corner and the north quarter corner of said Section 27 and the Point of Beginning of the tract to be herein described; thence South 00 degrees 38 minutes 32 seconds West, toward a point on the south line of said Government Lot 5 equal distance between the southwest corner of said Government Lot 5 and the intersection of the south line of said Government Lot 5 with the North-South Quarter line of said Government Lot 5, a distance of 578.48 feet; thence North 89 degrees 51 minutes 43 seconds East 328.76 feet; thence North 00 degrees 39 minutes 41 seconds East, 578.49 feet to said north line; thence South 89 degrees 51 minutes 43 seconds West, along said north line 328.95 feet, to the point of beginning.
 SUBJECT to easements, restrictions, and reservations of record.
 SUBJECT to right of way of State Highway No. 87.

TRACT C

That part of Government Lot 5, Section 27, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 5; thence North 89 degrees 51 minutes 43 seconds East, assigned bearing, along the north line thereof, 657.90 feet, to a point equal distance between said northwest corner and the north quarter corner of said Section 27; thence South 00 degrees 38 minutes 32 seconds West, toward a point on the south line of said Government Lot 5 equal distance between the southwest corner of said Government Lot 5 and the intersection of the south line of said Government Lot 5 with the North-South Quarter line of said Government Lot 5, a distance of 578.48 feet; thence North 89 degrees 51 minutes 43 seconds East 328.76 feet to the Point of Beginning of the tract to be herein described; thence North 00 degrees 39 minutes 41 seconds East, 578.49 feet to said north line; thence North 89 degrees 51 minutes 43 seconds East, along said north line 328.95 feet, to said north quarter corner; thence South 00 degrees 40 minutes 51 seconds West, along said North-South Quarter line 578.49 feet to the intersection with a line bearing North 89 degrees 51 minutes 43 seconds East from the point of beginning; thence South 89 degrees 51 minutes 43 seconds West 328.75 feet to the point of beginning.
 SUBJECT to easements, restrictions, and reservations of record.
 SUBJECT to right of way of State Highway No. 87.
 SUBJECT to right of way of 34th Avenue NW.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 5 TO HAVE AN ASSIGNED BEARING OF N 89°51'43" E.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES EXISTING WELL
- ▭ DENOTES EXISTING LP TANK
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 34-027-2105.
- No topography information has been surveyed or shown on this certificate. See No Wetlands letter, dated Oct 6, 2016 by Patrick Reardon (Wetland Certificate No. 5188) and reviewed and approved by Nancy Salminen (Wetland Certificate No. 1209).
- 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.
- Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

PROPOSED DESCRIPTIONS:

TRACT A

That part of Government Lot 5, Section 27, Township 139 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 5; thence North 89 degrees 51 minutes 43 seconds East, assigned bearing, along the north line thereof, 657.90 feet, to a point equal distance between said northwest corner and the north quarter corner of said Section 27; thence South 00 degrees 38 minutes 32 seconds West, toward a point on the south line of said Government Lot 5 equal distance between the southwest corner of said Government Lot 5 and the intersection of the south line of said Government Lot 5 with the North-South Quarter line of said Government Lot 5, a distance of 578.48 feet to the Point of Beginning of the tract to be herein described; thence North 89 degrees 51 minutes 43 seconds East 657.51 feet, to said North-South Quarter line; thence South 00 degrees 40 minutes 51 seconds West, along said North-South Quarter line 331.53 feet to the intersection with the north line of the South 414.00 feet of said Government Lot 5; thence South 89 degrees 51 minutes 43 seconds West, along last said north line 657.28 feet, to the intersection with a line bearing South 00 degrees 38 minutes 32 seconds West from the point of beginning; thence North 00 degrees 38 minutes 32 seconds East 331.53 feet to the point of beginning.
 SUBJECT to easements, restrictions, and reservations of record.
 SUBJECT to right of way of 34th Avenue NW.

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.
[Signature]
 TERRY L. FREEMAN
 LIC. NO. 21367



CERTIFICATE OF SURVEY
 Dennis & Denise Wickham
 3449 State 87 NW
 Backus, MN 56435

JOB NO. 16-124
 DATE: 10-11-2016
 SHEET NO. 1 OF 1