

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 6 & 7,  
SECTION 1, TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTIONS:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

38-001-2201

No delinquent taxes and transfer entered;

Certificate of Real Estate Value

( ) filed (X) not required

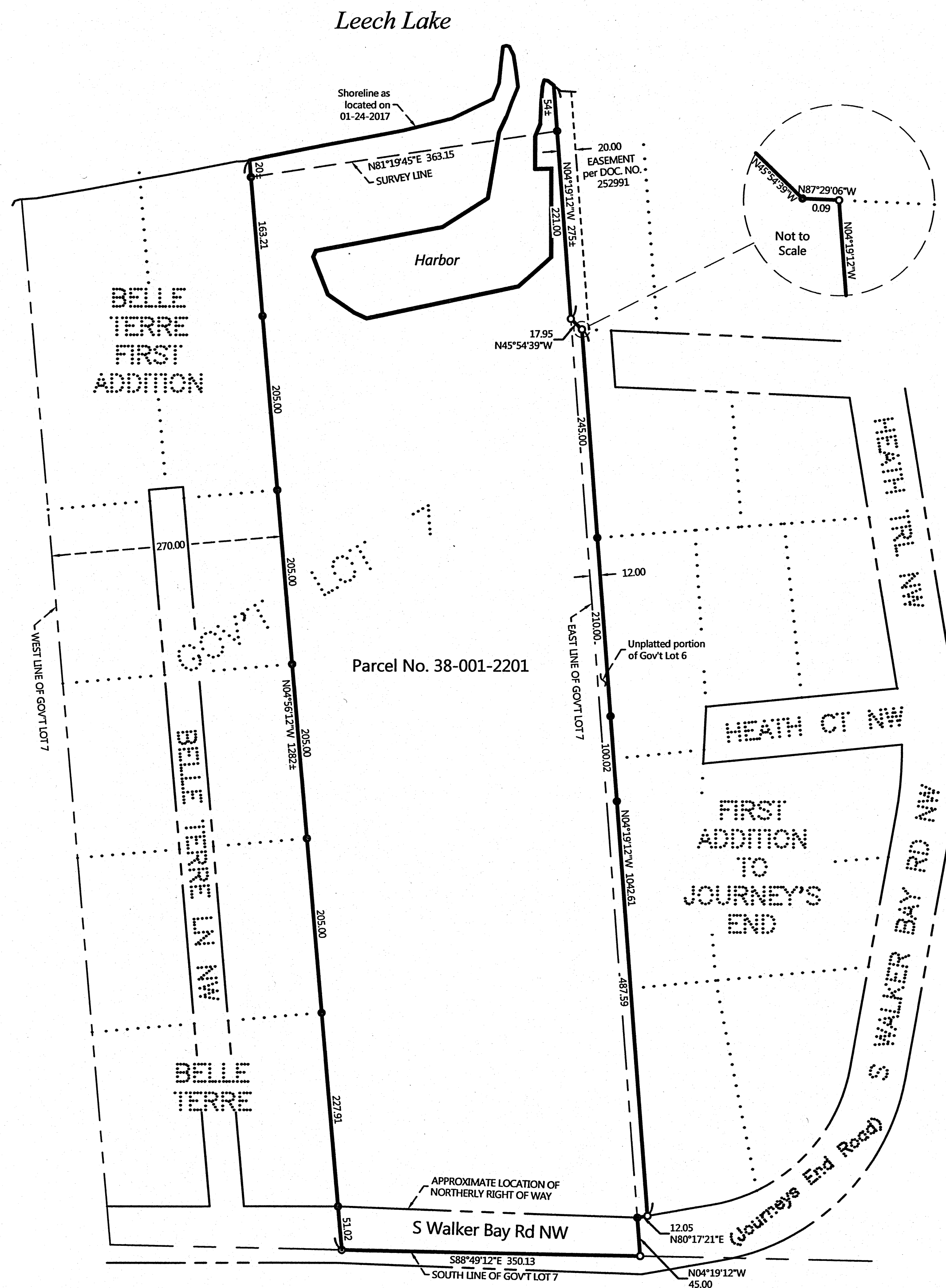
November 18, 2016

Sharon K. Anderson  
Cass County MN Auditor-Treasurer

by: E. Arill, Deputy

(Top 3 inches reserved for recording data)

A000626507  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
11/28/2016 11:16:42 AM  
AS DOC #: A000626507  
PAGES: 3  
REC FEES: 46.00  
KATHRYN H. NORBY  
CASS COUNTY RECORDER  
BY\_SR Dep TX#: 134845



## NOTES:

1. Zoning for subject tract = Water Oriented Commercial.
2. Parcel ID for subject tract = 38-001-2201.
3. No improvements, topography, or wetland information has been surveyed or shown on this certificate.
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.
5. 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.

QUIT CLAIM DEED  
Business Entity to Individual(s)

DEED TAX DUE: \$1.65

DATE: November 11, 2016

FOR VALUABLE CONSIDERATION, D&J Enterprises of Park Rapids, LLC, a Limited Liability Company under the laws of Minnesota ("Grantor"), hereby conveys and quickclaims an undivided one-half interest to John Reish and an undivided one-half interest to Dennis Saak, as Tenants in common, ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

All that part of Lot 7, Section One (1), Township One Hundred Forty-one (141), Range Thirty-one (31), lying East of a line parallel with and 270 feet East of the west line of said Lot 7.

Together with an easement set forth in that certain Document recorded in the office of the Cass County Recorder on the 20<sup>th</sup> day of August 1980, as Document #252991.

AND the westerly 12 feet of the unplatted portion of Government Lot Six (6), Section one (1), Township One Hundred-Forty-one (141), Range Thirty-one (31), lying and being northerly of Journeys End Road.

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

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

together with all hereditaments and appurtenances belonging thereto.

## EASEMENT

For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grantors, Kevin Farrell and Deborah Farrell, husband and wife, Philip Zimmer and Mary Zimmer, husband and wife, L. R. Anderson and Margaret Anderson, husband and wife, Denny Ortmeier and Elaine Ortmeier, husband and wife, Walter Saunders and Susan Saunders, husband and wife, Neal Olson and Jacqueline Olson, husband and wife, Richard Sessing and Susan Sessing, husband and wife, D. Kevin Campbell and Maureen Campbell, husband and wife, Alan Werlo and Elisabeth Werlo, husband and wife, and James Fladeboe and MariLou Fladeboe, husband and wife, hereinafter referred to as "Grantors", do hereby give, grant, and convey unto Heltor H. Benfield and Caroline H. Benfield, husband and wife, as joint tenants and not as tenants in common, their successors and assigns, hereinafter referred to as "Grantees", an easement and right of way over and across the following described land, lying and being in Cass County, Minnesota, to-wit:

The Westerly Twenty (20) feet of Out Lot A, Block 1, Plat of Journeys End, which plat is on file and of record in the office of the Cass County Recorder.

To have and to hold said easement and right of way unto the Grantees, their successors and assigns, for the purpose of passing over and across said lands as necessary to perform maintenance work on the harbor and harbor entrance which lies adjacent to and directly westerly from the servient property hereunder.

This easement is specifically granted for the limited and sole purpose of providing access to the above described harbor for the purpose of occasional maintenance which may be required on said harbor and harbor entrance and shall not be for any other purpose. Grantors further specifically condition the within grant upon the following terms:

1. Grantees shall perform any and all such maintenance pertaining to said harbor and harbor entrance at the sole expense of grantees and grantors shall have no liability therefore.
2. Upon the performance of any maintenance hereunder, grantees shall, upon completion of such maintenance, return the above described property to the same condition as it was prior to performance of such maintenance and, in the event that grantees shall damage the above described property of grantors to the extent that the same cannot be restored or repaired to the same condition as prior to any maintenance, grantees shall reimburse and pay grantors for any such damage or destruction.
3. Grantees shall perform any and all maintenance work hereunder at the sole risk of grantees and shall indemnify and hold grantors harmless from any and all claims, actions, or suits of any nature whatsoever which may arise out of grantees use of the within easement.

The easement granted hereunder shall exist for so long as the above described harbor shall be used and maintained by grantees or their successors in title, but shall terminate at such time as such harbor shall be abandoned or shall otherwise cease to be used or maintained on a regular basis.

Drafted by:  
Alan H. Rowder  
Attorney at Law  
Box 249  
Walker, MN 56484

252991  
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 28 day of Nov 2016.  
A.D. 1858-1900 Microfilm  
and 1901-1950 Microfilm  
was duly recorded in the  
Cass County Recorder's  
Office

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 L. FREEMAN  
2/1/17  
LIC. NO. 21367

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

CERTIFICATE OF SURVEY  
Gary Rohwer  
13207 F Street  
Omaha, NE 68137

JOB NO. 17-008  
DATE: 02-01-2017  
SHEET NO. 1 OF 1