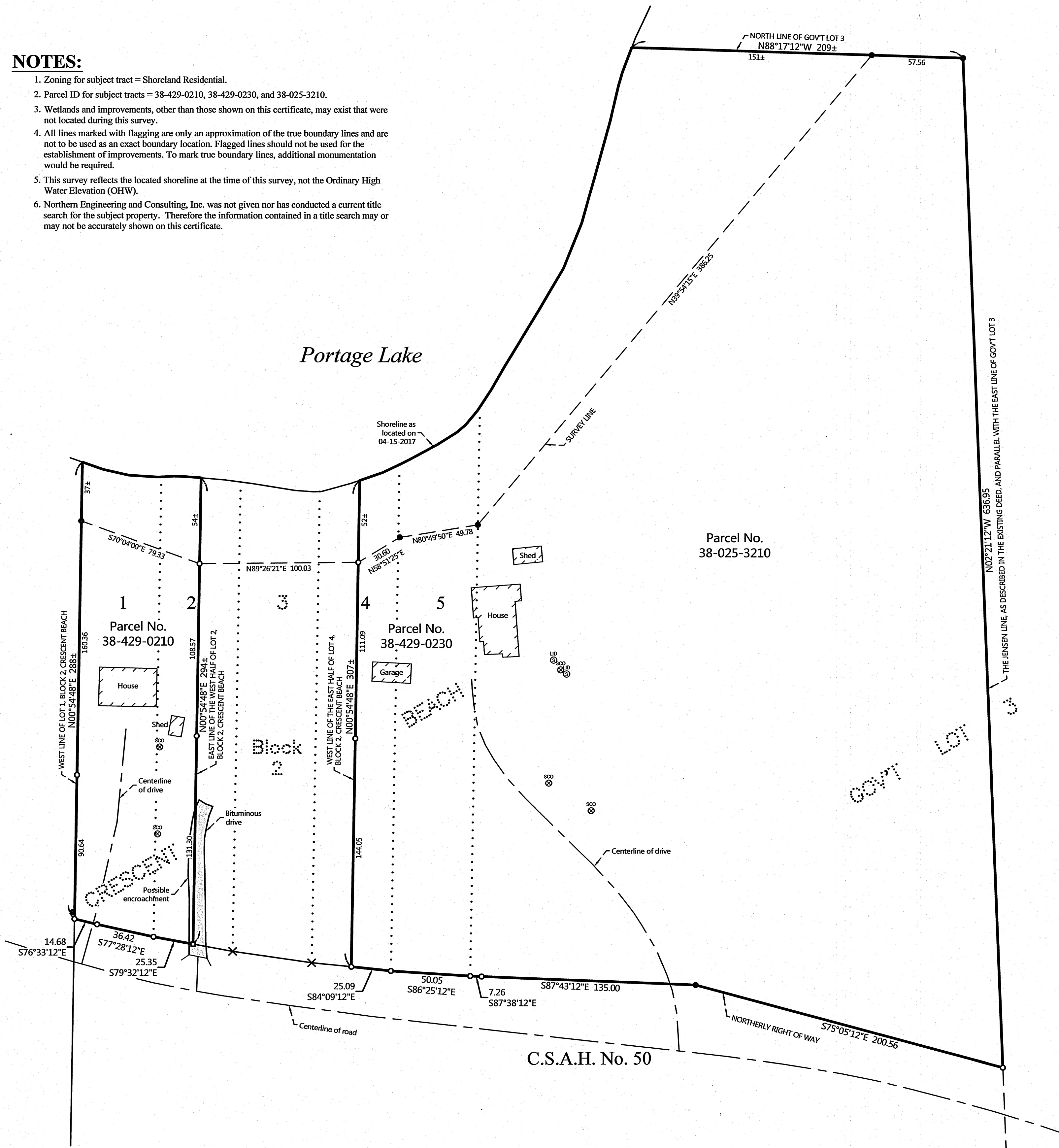


# CERTIFICATE OF SURVEY

PART OF CRESCENT BEACH AND PART OF GOVERNMENT LOT 3,  
SECTION 25, TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tracts = 38-429-0210, 38-429-0230, and 38-025-3210.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
- 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 not be accurately shown on this certificate.



## EXISTING DESCRIPTIONS:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

Parcel No. 38-429-0210

WARRANT DEED  
Individual(s) to Joint Tenants 38-429-0210

No delinquent taxes and transfer entered:  
Certificate of Real Estate Value  
(Not filed) (Not required)  
Certificate of Real Estate Value No. \_\_\_\_\_  
Value No. \_\_\_\_\_  
April 21, 1994  
Shawn K. Hoffman  
County Auditor  
By: O.J. Deputy

STATE DEED TAX DUE HEREON: \$ 39.60  
Date: 5-27, 1992

352994  
OFFICE OF COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
I hereby certify that the within instrument was filed in this office for record on the 21<sup>st</sup> day of April, A.D. 19 94  
at 2:00 o'clock P.M. and was duly recorded on Micro Doc. No. 352994  
Cass County Recorder  
N.A. COUNTY RECORDER  
(reserved for recording data)

FOR VALUABLE CONSIDERATION, Albert J. Hoffman, a single person, and M. Richard White and Bernilda T. White, husband and wife, Grantor(s), hereby convey(s) and warrant(s) to Michael E. Ostrem and Eileen M. Ostrem, Grantee(s), real property in Cass County, Minnesota, described as follows:

Lot One (1) and the west one-half (1/2) of Lot Two (2), Block Two (2), Crescent Beach

The grantors certify that they do not know of any wells on the described real property.

(If more space is needed, continue on back)  
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: none.

Albert J. Hoffman  
M. Richard White  
Bernilda T. White

CASS COUNTY # 759  
MINNESOTA  
Deed Tax \$ 39.60  
Date 4-21-94 By O.J.

STATE OF MINNESOTA }  
COUNTY OF CASS } ss.  
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of May, 1992, by Albert J. Hoffman, a single person, Grantor(s).

STATE OF MINNESOTA }  
COUNTY OF CASS } ss.  
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of May, 1992, by M. Richard White and Bernilda T. White, husband and wife, Grantor(s).

THIS INSTRUMENT WAS DRAFTED BY:  
MOSS & BARNETT (MSB)  
A Professional Association  
4800 Harvest Center  
50 South Seventh Street  
Minneapolis, MN 55402-4129  
Telephone: (612) 347-0300

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee(s)):  
Michael and Eileen Ostrem  
5845 ELLIOT AVE. SO.  
MINNEAPOLIS, MN 55417

Parcel No. 38-429-0230 and 38-025-3210

A000623910  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR RECORDED ON  
8/17/2016 2:10:33 PM  
REC FEES: 96.00  
PAGE(S): 4  
KATHRYN M. NOBRY  
CASS COUNTY RECORDER  
BY SA  
DEP TX#: 132707  
RECORDED ELECTRONICALLY  
e-Filed Cert. verified on 08/17/2016 by 1581

Form No. 37-M  
TRUSTEE'S DEED  
by Individual(s)

Date: August 08, 2016  
E-CIV No. 5441195  
DEED TAX DUE: \$ 445.50

FOR VALUABLE CONSIDERATION, John E. Hoffman and Eileen Ostrem, as Successor Co-Trustee(s) of Albert J. Hoffman 1998 Revocable Trust dated June 30, 1998, Grantor(s), hereby convey(s) to Shawn Paul Tromiczak and Elizabeth Marie Tromiczak, husband and wife, as joint tenants of an undivided 1/3 interest; Keith Alan Tromiczak and Jennifer Boddy Tromiczak, husband and wife, as joint tenants of an undivided 1/3 interest; and Marilyn Jean Ortega and Eduardo Ortega, wife and husband, as joint tenants of an undivided 1/3 interest, Grantee(s), real property in Cass County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.  
Check here if all or part of the described real property is Registered (Tennants)   
together with all hereditaments and appurtenances belonging thereto.

Check applicable box:  
 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.  
 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.

CASS COUNTY, MN # 432316514  
Deed Tax \$ 445.50  
Date 08-07-2016 By J.E.H.

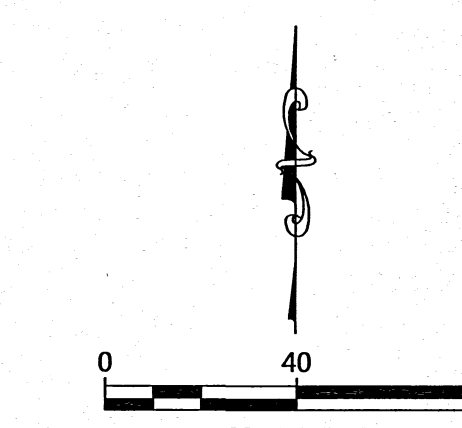
U.S. Minnesota Trustee's Deed by Individual, Rev (7/12/04)  
File No: 1435214  
1465014  
First American Title Insurance Company

Affix Deed Stamp Here  
STATE OF MINNESOTA }  
COUNTY OF CASS } ss.  
The foregoing was acknowledged before me August 12, 2016, by John E. Hoffman as Successor Co-Trustee(s) of Albert J. Hoffman 1998 Revocable Trust dated June 30, 1998, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):  
Stacy M. Cummings  
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT  
Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee(s)):  
Shawn + Elizabeth Tromiczak  
5109 17th Ave S.  
Minneapolis MN 55417

STATE OF MINNESOTA }  
COUNTY OF CASS } ss.  
The foregoing was acknowledged before me August 9, 2016, by Eileen Ostrem, as Successor Co-Trustee(s) of Albert J. Hoffman 1998 Revocable Trust dated June 30, 1998, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):  
Stacy M. Cummings  
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT  
Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee(s)):  
First American Title Company dba Complete Title Services, Ltd  
310 Railroad Ave W  
PO Box 824  
Walker, MN 56484  
1435214



- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
  - DENOTES SET PK NAIL
  - DENOTES MONUMENT FOUND
  - × DENOTES CALCULATED POSITION
  - ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
  - ▬ DENOTES EDGE OF EXISTING BITUMINOUS

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 SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
5/15/17  
TERRY L. FREEMAN  
LIC. NO. 21867

MINNEAPOLIS CONSULTING, INC.  
P.O. Box 292, Walker, MN, 56484  
Phone: 218-547-1296, Fax: 218-547-2272  
www.minncusa.com

CERTIFICATE OF SURVEY  
Marilyn Ortega  
7592 Ontario Blvd  
Eden Prairie, MN 55344

JOB NO. 17-062  
DATE: 5-15-2017  
SHEET NO. 1 OF 1