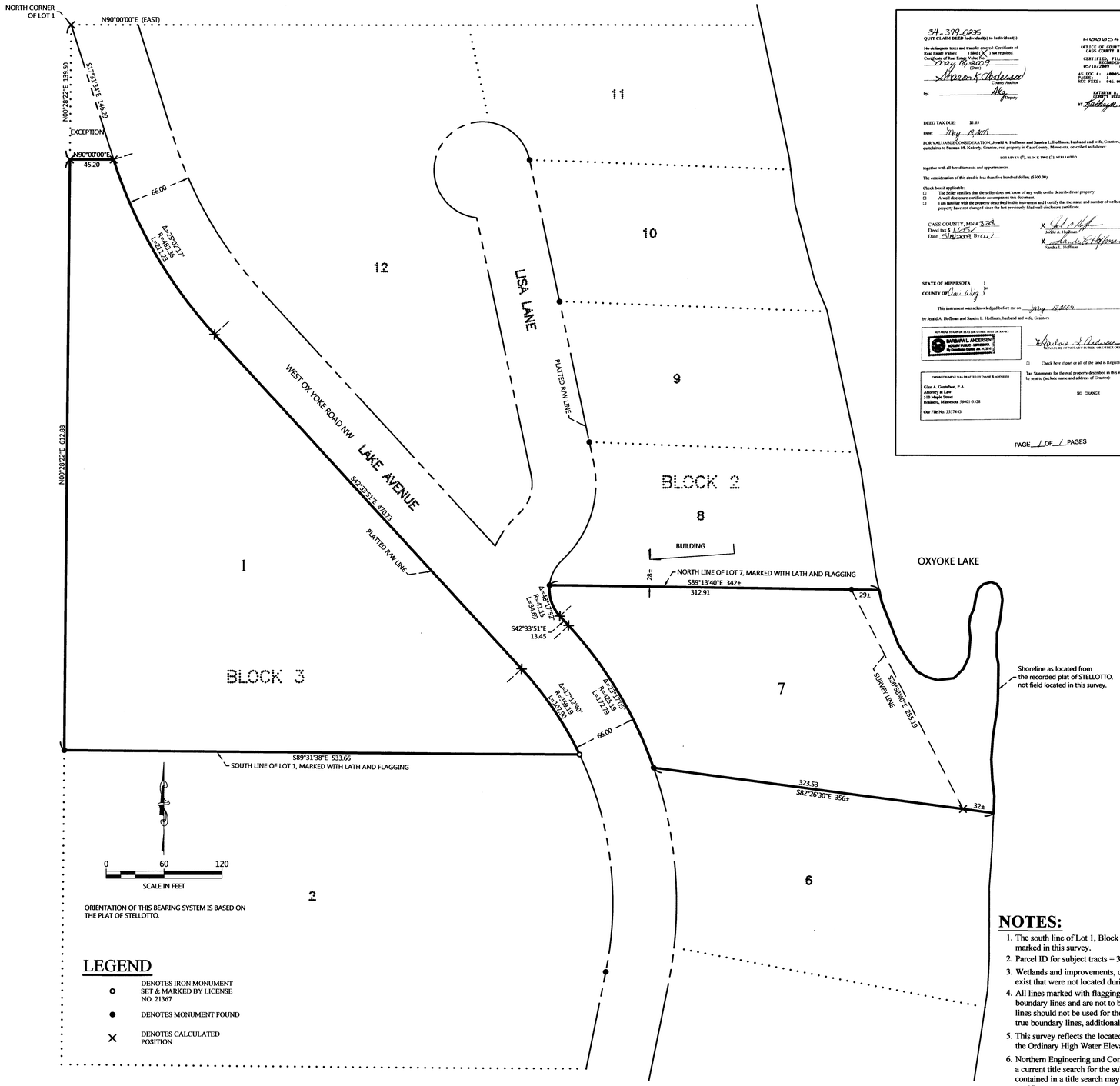
CERTIFICATE OF SURVEY

PART OF BLOCKS 2 AND 3, STELLOTTO, SECTION 10, TOWNSHIP 139 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE PLAT OF STELLOTTO.

LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION

EXISTING DESCRIPTIONS:

PROVIDED BY CLIENT

34-379-0235

QUIT CLAIM DEED Individual(s) to Individual(s)

No delinquent taxes and transfer entered; Certificate of Real Estate Value [ ] filed [X] not required
Certificate of Real Estate Value No. ____
May 8, 2017
(Date)
Sharon K. Andersen
County Auditor
by ____ Deputy

A00054593 1 3
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
05/10/2017 12:15:13PM
AS DOC #: A00054593
PAGES: 3
REC FEES: $46.00
KATHRYN M. NORBY
COUNTY RECORDER
BY Kathryn M. Norby

COPY

DEED TAX DUE: $1.65
Date: May 8, 2017

FOR VALUABLE CONSIDERATION, Jerald A. Hoffman and Sandra L. Hoffman, husband and wife, Grantors, hereby convey(s) and quitclaim(s) to Stassen M. Knicely, Grantee, real property in Cass County, Minnesota, described as follows:

LOT SEVEN (7), BLOCK TWO (2), STELLOTTO

together with all hereditaments and appurtenances.

The consideration of this deed is less than five hundred dollars ($500.00).

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.

CASS COUNTY, MN # 23.59
Deed tax $ 1.65
Date 5/10/2017 By CW

X Jerald A. Hoffman
X Sandra L. Hoffman

STATE OF MINNESOTA)
COUNTY OF Cass) ss

This instrument was acknowledged before me on May 12, 2017
by Jerald A. Hoffman and Sandra L. Hoffman, husband and wife, Grantors

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)
BARBARA L. ANDERSEN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan 31, 2021

Barbara L. Andersen
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

☐ Check here if part or all of the land is Registered (Torrens)

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)
Glen A. Gustafson, P.A.
Attorney at Law
510 Maple Street
Brainerd, Minnesota 56401-3528
Our File No. 35574-G

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):
NO CHANGE

PAGE 1 OF 1 PAGES

Page 1 of 3 A00061721

PID # 34-379-0310

No delinquent taxes and transfer entered; Certificate of Real Estate Value [ ] not required
[ ] filed
NOVEMBER 12 2015
Sharon K. Andersen
By ____ PRK County Auditor ____ Deputy
CO Payment: [ ] Cash [ ] Prepaid

A00061719
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
11/12/2015 3:44:05 PM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KP DEP TX#: 127125
RECORDED ELECTRONICALLY

E-CRV No. 431460
DEED TAX DUE: $29.70

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

COPY

Date: November 4, 2015

FOR VALUABLE CONSIDERATION, **Jeffrey L. Hedberg, a single person** , Grantor, hereby conveys and warrants to **Daniel B. Knicely and Suzann M. Knicely, 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:
- [X] 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. (If electronically filed, Insert WDC number _____)
- [ ] 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 # 102315(23)
Deed tax $ 29.70
Date 11/12/2015 By CW

1406992
First American Title Insurance Company

U.S._Minnesota _Warranty Deed (Individual/Joint Tenancy)_Rev.(7/12/04) Page 1 of 3 Pages

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Page 3 of 3 A00061719

EXHIBIT 'A'

Lot 1, Block 3, Stellotto, Cass County, Minnesota, EXCEPT the following described tract;
Beginning at the North corner of said Lot 1; thence South 17 degrees 31 minutes 34 seconds East along the West line of the public road, a distance of 146.29 feet; thence Westerly, parallel to the North line of the Plat of Stellotto to the West line of said Lot 1; thence Northerly along said West line of Lot 1 to the point of beginning.

U.S._Minnesota _Warranty Deed (Individual/Joint Tenancy)_Rev.(7/12/04) Page 3 of 3 Pages

NOTES:

1. The south line of Lot 1, Block 3 and the north line of Lot 7, Block 2 were marked in this survey.
2. Parcel ID for subject tracts = 34-379-0310 & 34-379-0235.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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. This survey reflects the located shoreline at the time of the recorded plat, not the Ordinary High Water Elevation (OHW).
6. 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.

REVISIONS:	NO.	DATE	DESCRIPTION	BY

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.

Dennis J. Warner
DENNIS J. WARNER LIC. NO. 42656

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

CERTIFICATE OF SURVEY
DAN & SUZANN KNICELY
1756 W. OX YOKE RD NW
BACKUS, MN 56435

JOB NO. 17-193
DATE: 8-01-2017

SHEET NO.
1 OF 1

1/4/2018, 8533