

CERTIFICATE OF SURVEY

PART OF THE GOVERNMENT LOT 2,
SECTION 21, TOWNSHIP 143 NORTH, RANGE 25 WEST,
CASS COUNTY, MINNESOTA

STATE OF MINNESOTA
4/10/2019 2:01 PM

NORTHWEST CORNER
OF GOVT LOT 1
& TRACT C

NORTHEAST CORNER
OF GOVT LOT 1

EXISTING DESCRIPTION:

T000028587
OFFICE OF REGISTRAR OF TITLES
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
02/28/2011 10:41:59 AM
AS TORRENS DOC #: T000028587
PAGES: 3 REC FEES: 66.00
BOOK #: 20 & 28
PAGE #: 4648 & 7320
FILE #: 1
CERTIFICATE #: 4648 & 7320
KATHRYN M. NORBY
REGISTRAR OF TITLES

PID # 43-03-1404 → 1105
526.28 2011
TODD ACKNOWLEDGEMENT
Kathryn M. Norby
County Auditor
by: *[Signature]* Deputy

TRANSFER ON DEATH DEED
by Married Grantor Owners Owning Property As Joint Tenants
Minnesota Uniform Conveyancing Blanks
Form 18.8.3 (2008)

NO DEED TAX DUE pursuant to Minn. Stat. 287.22(15) DATE: February 17, 2011

James R. Swenson and Mary A. Swenson
(Grantor Owners)

married to each other ("Grantor Owners"), hereby convey and quitclaim to James T. Swenson, Jeremy T. Swenson and
(Grantor Owners)

Nathan P. Anderson, as tenants in common
(Grantee Beneficiary).

effective on the death of the last of the Grantor Owners to die, real property in Cass
County, Minnesota, legally described as follows:
See Attached Schedule "A"

Exempt from State Deed Tax
[Signature]
County Treasurer

Check here if all or part of the described real property is Registered (Torrens)
together with all hereditaments and appurtenances belonging thereto.

If checked, the following optional statement applies:
 When effective, this instrument conveys any and all interests in the described real property acquired by the Grantor
Owners before, on, or after the date of this instrument.

NOTE: This deed should be used only when the Grantor Owners are married to each other and own the real property as joint
tenants. If the Grantor Owners are married to each other and own the real property as tenants in common, see Form 18.8.2.

Page 2 Minnesota Uniform Conveyancing Blanks Form 18.8.3

Grantor Owners
[Signature]
James R. Swenson
[Signature]
Mary A. Swenson

State of Minnesota, County of Isanti
This instrument was acknowledged before me on February 17, 2011, by James R. Swenson and Mary A. Swenson
(Grantor Owners), married to each other.

[Signature]
Title (and Rank)
My commission expires: *[Signature]*

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:
(Owner's legal name of Grantor Owners and residential or business address)
James R. and Mary A. Swenson
2898 Bataan St. NE
Isanti, MN 55040

THIS INSTRUMENT WAS DRAFTED BY:
(Owner's name and address)
Clark A. Jostin
Jostin & Moore Law Offices, P.A.
221 NW 2nd Ave.
Cambridge, MN 55008

Schedule "A" Legal Description

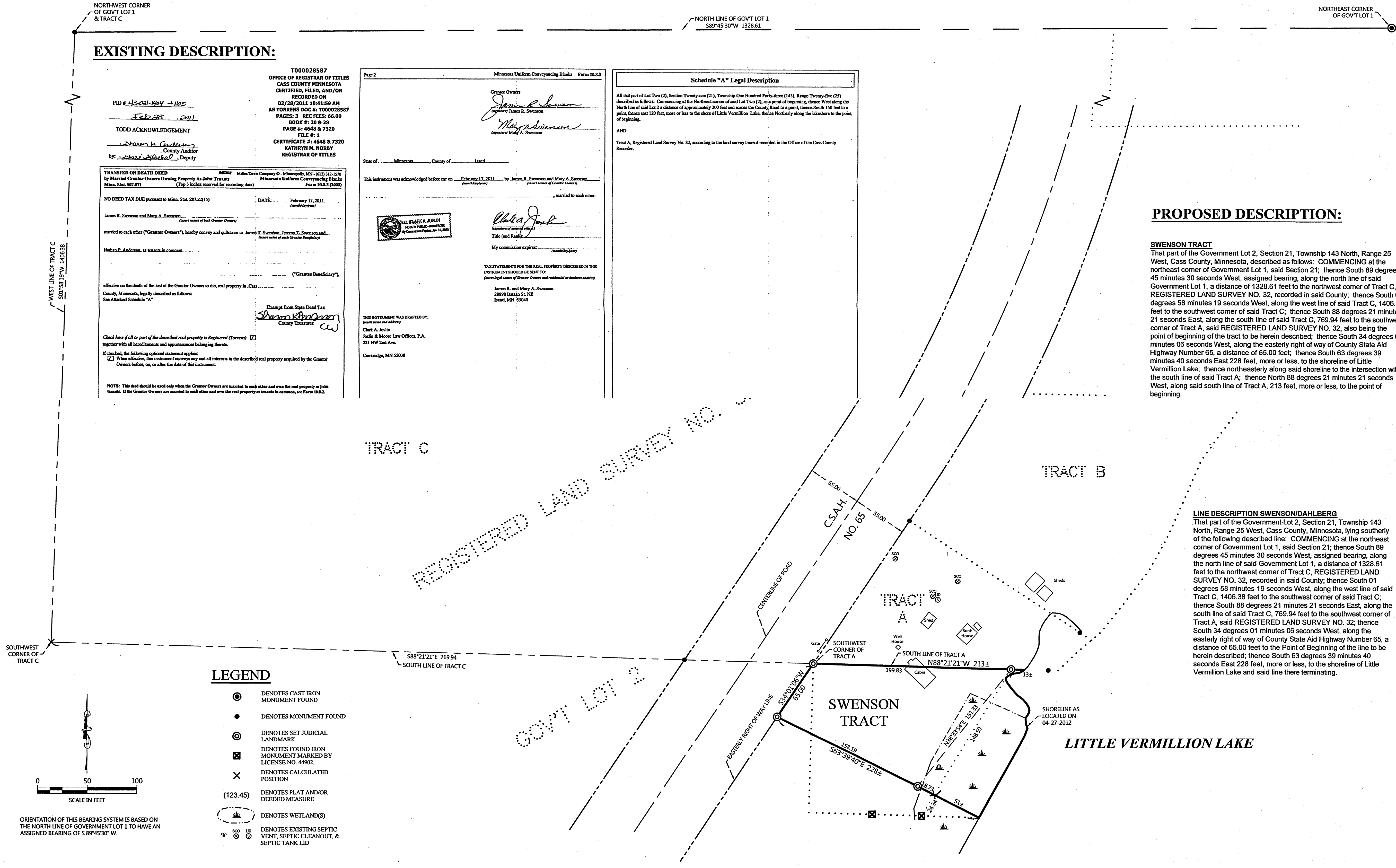
All that part of Lot Two (2), Section Twenty-one (21), Township One Hundred Forty-three (143), Range Twenty-five (25)
described as follows: Commencing at the Northeast corner of said Lot Two (2), as a point of beginning, thence West along the
North line of said Lot 2 a distance of approximately 200 feet and across the County Road to a point, thence South 150 feet to a
point, thence east 120 feet, more or less to the shore of Little Vermillion Lake, thence Northerly along the lakeshore to the point
of beginning.

AND
Tract A, Registered Land Survey No. 32, according to the land survey thereof recorded in the Office of the Cass County
Recorder.

PROPOSED DESCRIPTION:

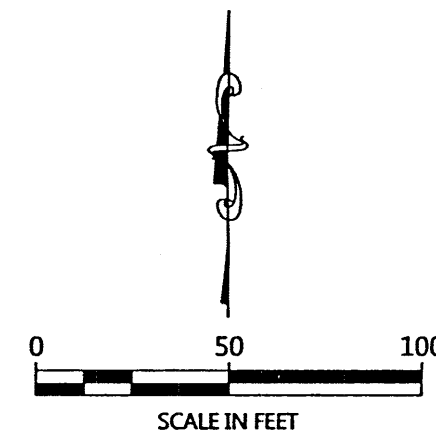
SWENSON TRACT
That part of the Government Lot 2, Section 21, Township 143 North, Range 25 West, Cass County, Minnesota, described as follows: COMMENCING at the
northeast corner of Government Lot 1, said Section 21; thence South 89 degrees
45 minutes 30 seconds West, assigned bearing, along the north line of said
Government Lot 1, a distance of 1328.61 feet to the northwest corner of Tract C,
REGISTERED LAND SURVEY NO. 32, recorded in said County; thence South 01
degrees 58 minutes 19 seconds West, along the west line of said Tract C, 1406.38
feet to the southwest corner of said Tract C; thence South 88 degrees 21 minutes
21 seconds East, along the south line of said Tract C, 769.94 feet to the southwest
corner of Tract A, said REGISTERED LAND SURVEY NO. 32, also being the
point of beginning of the tract to be herein described; thence South 34 degrees 01
minutes 06 seconds West, along the easterly right of way of County State Aid
Highway Number 65, a distance of 65.00 feet; thence South 63 degrees 39
minutes 40 seconds East 228 feet, more or less, to the shoreline of Little
Vermillion Lake; thence northeasterly along said shoreline to the intersection with
the south line of said Tract A; thence North 88 degrees 21 minutes 21 seconds
West, along said south line of Tract A, 213 feet, more or less, to the point of
beginning.

LINE DESCRIPTION SWENSON/DAHLBERG
That part of the Government Lot 2, Section 21, Township 143
North, Range 25 West, Cass County, Minnesota, lying southerly
of the following described line: COMMENCING at the northeast
corner of Government Lot 1, said Section 21; thence South 89
degrees 45 minutes 30 seconds West, assigned bearing, along
the north line of said Government Lot 1, a distance of 1328.61
feet to the northwest corner of Tract C, REGISTERED LAND
SURVEY NO. 32, recorded in said County; thence South 01
degrees 58 minutes 19 seconds West, along the west line of said
Tract C, 1406.38 feet to the southwest corner of said Tract C;
thence South 88 degrees 21 minutes 21 seconds East, along the
south line of said Tract C, 769.94 feet to the southwest corner
of Tract A, said REGISTERED LAND SURVEY NO. 32; thence
South 34 degrees 01 minutes 06 seconds West, along the
easterly right of way of County State Aid Highway Number 65, a
distance of 65.00 feet to the Point of Beginning of the line to be
herein described; thence South 63 degrees 39 minutes 40
seconds East 228 feet, more or less, to the shoreline of Little
Vermillion Lake and said line there terminating.



LEGEND

- ⊙ DENOTES CAST IRON MONUMENT FOUND
- DENOTES MONUMENT FOUND
- ⊙ DENOTES SET JUDICIAL LANDMARK
- ⊠ DENOTES FOUND IRON MONUMENT MARKED BY LICENSE NO. 44902
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ⊞ DENOTES WETLAND(S)
- ⊞ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 1 TO HAVE AN ASSIGNED BEARING OF S 89°45'30\"/>

NO.	DATE	DESCRIPTION
1	03-23-2012	Boundary of Swenson Tract

TERRELL FREEMAN
LIC. NO. 21367
3/23/17



CERTIFICATE OF SURVEY
James Swenson
28898 Bataan Street NE
Isanti, MN 55040

JOB NO. 12-036
DATE: 6-01-2012
SHEET NO. 1 OF 1

State of Minnesota, County of Cass
Certified to be a true and correct
copy of the original on file and of
record in my office.
Dated: 4/10/19
By: *[Signature]*
County Administrator