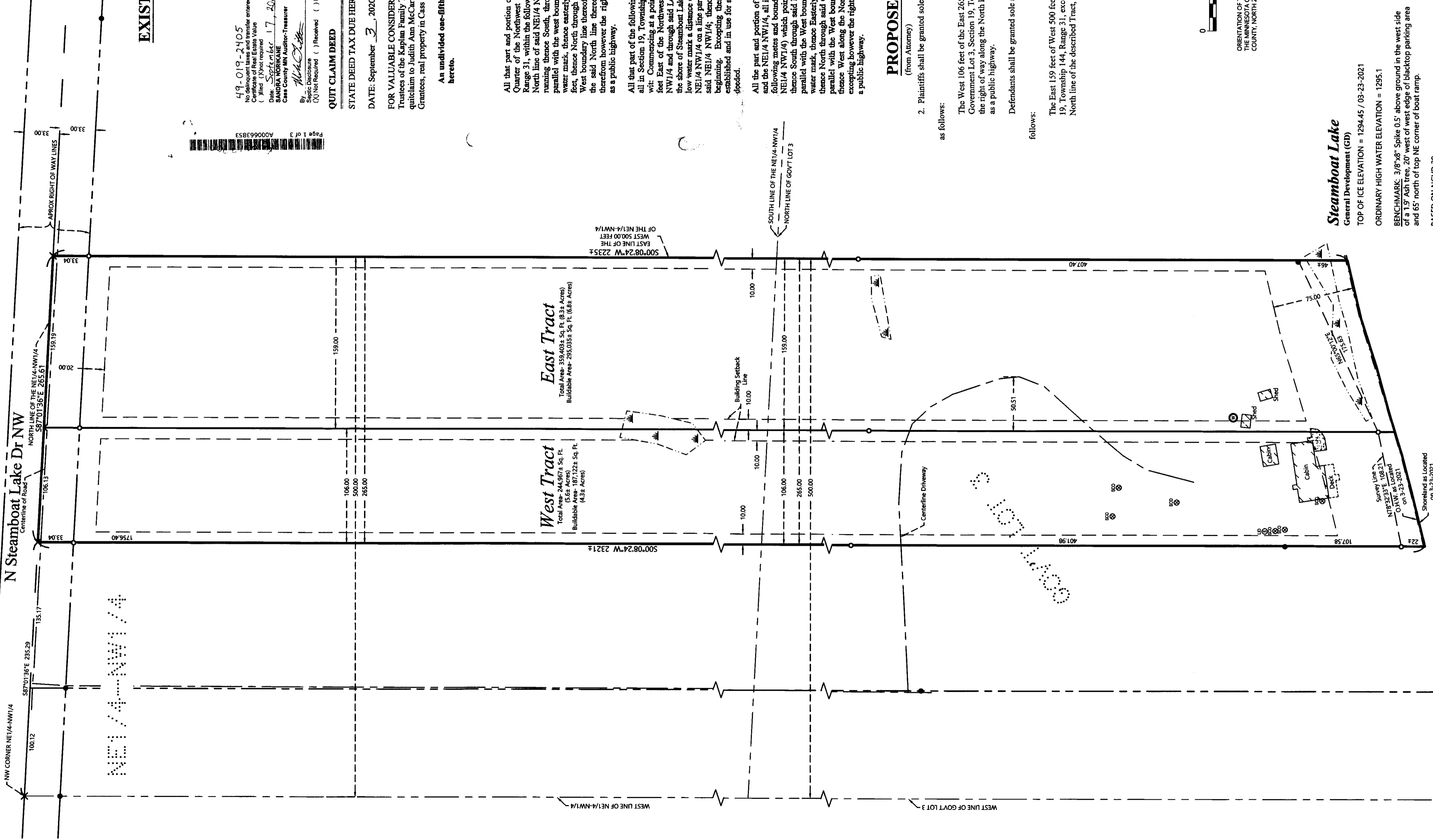


CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
AND PART OF GOVERNMENT LOT 3,
SECTION 19, TOWNSHIP 144 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

49-019-2405
 Original name and number entered:
 County of Cass, Minnesota
 () Filed (X) Not required
 Date: Sept 17, 2020
 SANDRA NORIKANE
 Cass County MN Auditor-Treasurer
 BY: [Signature]
 Notarized () Not Notarized (X)
 AS DOC #: A000663853
 REC FEES: 46.00
 KATHRYN K. NORBY
 CASS COUNTY RECORDER
 BY JIS Dep TX#: 164928

QUIT CLAIM DEED
 STATE DEED TAX DUE HEREON \$1.65
 DATE: September 3, 2020

FOR VALUABLE CONSIDERATION, Alan Michael Kaplan and Elizabeth Ann Kaplan, Trustees of the Kaplan Family Trust, dated November 18, 2010, Grantors, hereby convey and quitclaim to Judith Ann McCarty and James P. McCarty, wife and husband, as joint tenants, Grantees, real property in Cass County, Minnesota, described as follows:

An undivided one-fifth interest in the property described in Exhibit A attached hereto.

EXHIBIT "A" LEGAL DESCRIPTION

All that part and portion of the following tracts described as Lot 3 and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4), all in Section 19, Township 144, Range 31, within the following metes and bounds, to wit: Commencing at a point on the North line of said NE1/4 NW1/4 which point is 400 feet east of the NW corner thereof, running thence South, through said NE1/4 NW1/4 and through said Lot 3, on a line parallel with the west boundary line thereof, to the shore line of Steamboat Lake at low water mark, thence easterly along said shore line at low water mark, a distance of 100 feet, thence North through said Lot 3 and the NE1/4 NW1/4 on a line parallel with the said North line thereof, to the North line of said NE1/4 NW1/4; thence west along said North line thereof to the point of commencement as aforesaid, excepting therefrom however the right of way along said North line as now established and in use as a public highway.

All that part of the following described tracts described as Lot 3 and the NE1/4 NW1/4, all in Section 19, Township 144, Range 31, within the following metes and bounds, to wit: Commencing at a point on the North line of said NE1/4 NW1/4 which point is 200 feet East of the Northwest corner thereof, running thence south through said NE1/4 NW1/4 and through said Lot 3 on a line parallel with the west boundary line thereof, to the shore of Steamboat Lake at low water mark, thence North through said Lot 3 and through said NE1/4 NW1/4 on a line parallel with the west boundary lines thereof, to the North line of said NE1/4 NW1/4; thence west along the said north line thereof to the point of beginning. Excepting therefrom the right of way along the said north line as now established and in use for a public highway. Except the west 35 feet thereof heretofore specified.

All the part and portion of the following tracts described as Government Lot Three (3) and the NE1/4 NW1/4, all in Section Nineteen (19), Township 144, Range 31, within the following metes and bounds, to wit: Commencing at a point on the North line of said NE1/4 NW1/4 which point is 200 feet South through said NE1/4 NW1/4 and through said Government Lot 3 on a line parallel with the West boundary lines thereof, to the shore line of Steamboat Lake at low water mark, thence Easterly along said shore line at low water mark, a distance of 100 feet; thence North through said Government Lot 3 and through said NE1/4 NW1/4 on a line parallel with the West boundary lines thereof, to the North line of said NE1/4 NW1/4; thence West along the North line thereof to the point of commencement as aforesaid, excepting however the right of way along said North line as now established and in use as a public highway.

PROPOSED DESCRIPTIONS:

2. Plaintiffs shall be granted sole and exclusive ownership of the West Tract, described as follows:

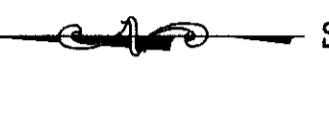
The West 106 feet of the East 265 Feet of the West 500 feet of the NE1/4NW1/4 and of Government Lot 3, Section 19, Township 144, Range 31, excepting therefrom however the right of way along the North line of the described Tract, as now established and in use as a public highway.

Defendants shall be granted sole and exclusive ownership of the East Tract, described as follows:

The East 159 feet of West 500 feet of the NE1/4NW1/4 and of Government Lot 3, Section 19, Township 144, Range 31, excepting therefrom however the right of way along the North line of the described Tract, as now established and in use as a public highway.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21597
- DENOTES MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊙ DENOTES EXISTING WELL
- ▭ DENOTES EXISTING BUILDING
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ▧ DENOTES DELINEATED WETLAND(S)



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 144, RANGE 31, CASS COUNTY, NORTH ZONE (G117408).

NOTES:

- Zoning for subject tract = Shoreland Residential and Rural Residential 2.5 (RR2.5).
- Parcel ID for subject tract = 49-019-2405.
- Improvements other than those shown on this certificate may exist that were not located during this survey. Wetland delineation was done by Kyle Cherno, Wetland Certification No. 1190.
- 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 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 notice has conducted a title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

Steamboat Lake
 General Development (GD)
 TOP OF ICE ELEVATION = 1294.45 / 03-23-2021
 ORDINARY HIGH WATER ELEVATION = 1295.1
 BENCHMARK: 3/8"x8" Spike 0.5' above ground in the west side of a 1.9' Ash tree, 20' west of east edge of blacktop parking area and 65' north of top NE corner of boat ramp.

Shoreland as Located on 3-23-2021

REVISIONS:	DATE	DESCRIPTION	BY
1.	7-06-2021	Add Well	CAY

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]
 TERRY L. BREEMAN
 LIC. NO. 21597

McCartney Law Firm
CONSULTING, INC.
 P.O. Box 932, Walker, MN, 56484
 Phone: 218-547-1286, Fax: 218-547-2272
 web: www.mclaw.com

CERTIFICATE OF SURVEY
 McCarty/Gannon C/O: Baker Law Office
 PO Box 924
 Walker, MN 56484

JOB NO. 21-072
 DATE: 04-09-2021
 SHEET NO. 1 OF 1