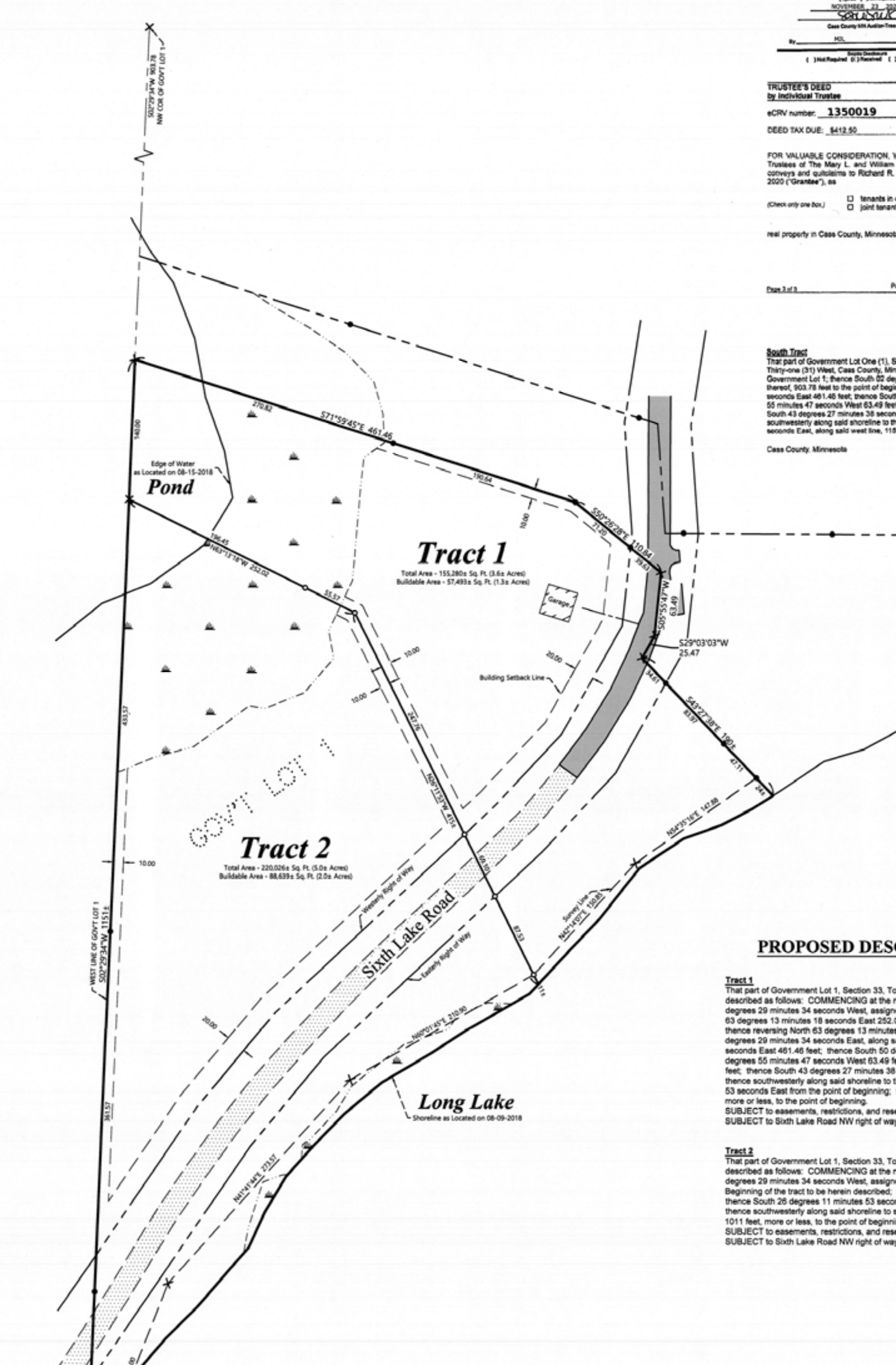
CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 1,
SECTION 33, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA**



EXISTING DESCRIPTION:

Page 1 of 6 A000679386

A000679386
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
11/23/2021 11:05:59 AM
REC FEES: 46.00
PAGES: 6
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG DEP TX#: 177252
RECORDED ELECTRONICALLY

38-133-1108
No delinquent taxes and transfer entered; Certificate of Real Estate Value
( )filed ( )not required
NOVEMBER 23 2021
Cass County MN Auditor-Treasurer
By HOL Deputy
Septic Disclosure
( ) Not Required ( ) Received ( ) Not Received

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED by Individual Trustee — Minnesota Uniform Conveyancing Blanks Form 10.4.1 (2016)

eCRV number: 1350019

DEED TAX DUE: $412.50 DATE: November 19, 2021 (month/day/year)

FOR VALUABLE CONSIDERATION, William James Lyons, Jr., Tyler James Lyons and/or Anthony James Bogetti, as Trustees of The Mary L. and William J. Lyons, Sr., Revocable Trust - Surviving Spouse's Trust ("Grantor"), hereby conveys and quitclaims to Richard R. Schaefer and Nancy A.Schaefer Family Trust under agreement dated July 23, 2020 ("Grantee"), as

(Check only one box.) ☐ tenants in common. ☐ joint tenants. (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantee as tenants in common.)

real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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EXHIBIT "A"
LEGAL DESCRIPTION

South Tract
That part of Government Lot One (1), Section Thirty-three (33), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Government Lot 1; thence South 02 degrees 29 minutes 34 seconds West, assigned bearing, along the west line thereof, 903.78 feet to the point of beginning of the tract to be herein described; thence South 71 degrees 59 minutes 45 seconds East 461.46 feet; thence South 50 degrees 26 minutes 28 seconds East 110.84 feet; thence South 05 degrees 55 minutes 47 seconds West 63.49 feet; thence South 29 degrees 03 minutes 03 seconds West 25.47 feet; thence South 43 degrees 27 minutes 38 seconds East 190 feet, more or less, to the shoreline of Long Lake; thence southwesterly along said shoreline to the intersection with said west line; thence North 02 degrees 29 minutes 34 seconds East, along said west line, 1151 feet, more or less, to the point of beginning.

Cass County, Minnesota

PROPOSED DESCRIPTION:

Tract 1
That part of Government Lot 1, Section 33, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 1; thence South 02 degrees 29 minutes 34 seconds West, assigned bearing, along the west line thereof, 1043.78 feet; thence South 63 degrees 13 minutes 18 seconds East 252.02 feet to the Point of Beginning of the tract to be herein described; thence reversing North 63 degrees 13 minutes 18 minutes West 252.02 feet to said west line; thence North 02 degrees 29 minutes 34 seconds East, along said west line, 140.00 feet; thence South 71 degrees 59 minutes 45 seconds East 461.46 feet; thence South 50 degrees 26 minutes 28 seconds East 110.84 feet; thence South 05 degrees 55 minutes 47 seconds West 63.49 feet; thence South 29 degrees 03 minutes 03 seconds West 25.47 feet; thence South 43 degrees 27 minutes 38 seconds East 190 feet, more or less, to the shoreline of Long Lake; thence southwesterly along said shoreline to the intersection with a line that bears South 26 degrees 11 minutes 53 seconds East from the point of beginning; thence North 26 degrees 11 minutes 53 seconds West 415 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Sixth Lake Road NW right of way.

Tract 2
That part of Government Lot 1, Section 33, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 1; thence South 02 degrees 29 minutes 34 seconds West, assigned bearing, along the west line thereof, 1043.78 feet to the Point of Beginning of the tract to be herein described; thence South 63 degrees 13 minutes 18 seconds East 252.02 feet; thence South 26 degrees 11 minutes 53 seconds East 415 feet, more or less, to the shoreline of Long Lake; thence southwesterly along said shoreline to said west line; thence North 02 degrees 29 minutes 34 seconds East 1011 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Sixth Lake Road NW right of way.

LEGEND

- o DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EXISTING BUILDING
- DENOTES WETLAND(S)

0 60 120
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-133-1108.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The wetlands as shown were delineated by Patrick Reardon, Wetland Certification No. 1295, in August of 2018.
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 this survey, not the Ordinary High Water Elevation (OHW). The 100 foot lake setback from Long Lake falls within the Right of Way of Sixth Lake Road.
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.

JOB NO. 21-450
DATE: 01-18-2021
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Rick Schaefer
P.O. Box 39
Walker, MN 56484

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

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.

1/19/22

TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY

#9616 MJL 01-20-2022