

CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 09, TOWNSHIP 145 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

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29-009-3301
No delinquent taxes and transfer entered; Certificate of Real Estate Value
JANUARY 31 2022
Cass County MN Auditor-Treasurer
By: MUL Deputy
Signs: Disclosure
() Not Required () Received (x) Not Received

A000681380
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
1/31/2022 2:50:04 PM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 178894
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED

Business Entity to Business Entity

eCRV number: 137621d0

DEED TAX DUE: \$1,485.00

DATE: 1/31/2022

FOR VALUABLE CONSIDERATION, Cass Lake Storage, LLC, a Minnesota limited liability company ("Grantor"), hereby conveys and warrants to MFA Properties, LLC, a Minnesota limited liability company ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

SEE ATTACHED EXHIBIT A

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

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WARRANTY DEED

Business Entity to Business Entity

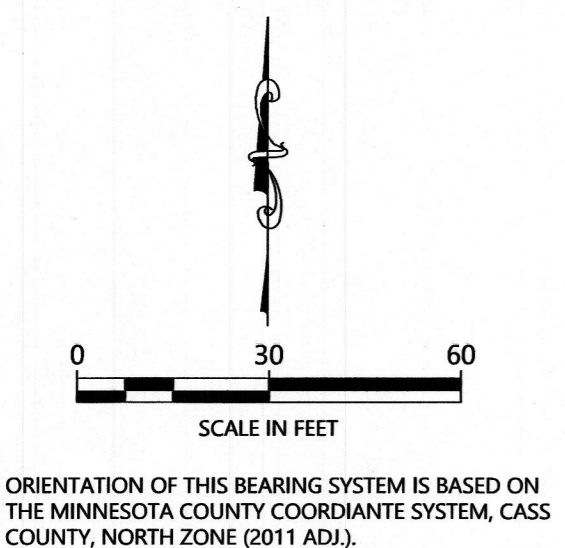
LTI File No. 647141

EXHIBIT A

That part of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4), Section Nine (9), Township One-Hundred Forty-five (145), Range Thirty-one (31), lying South of the railroad right-of-way, LESS the West 950 feet thereof and LESS highway, Cass County, Minnesota.

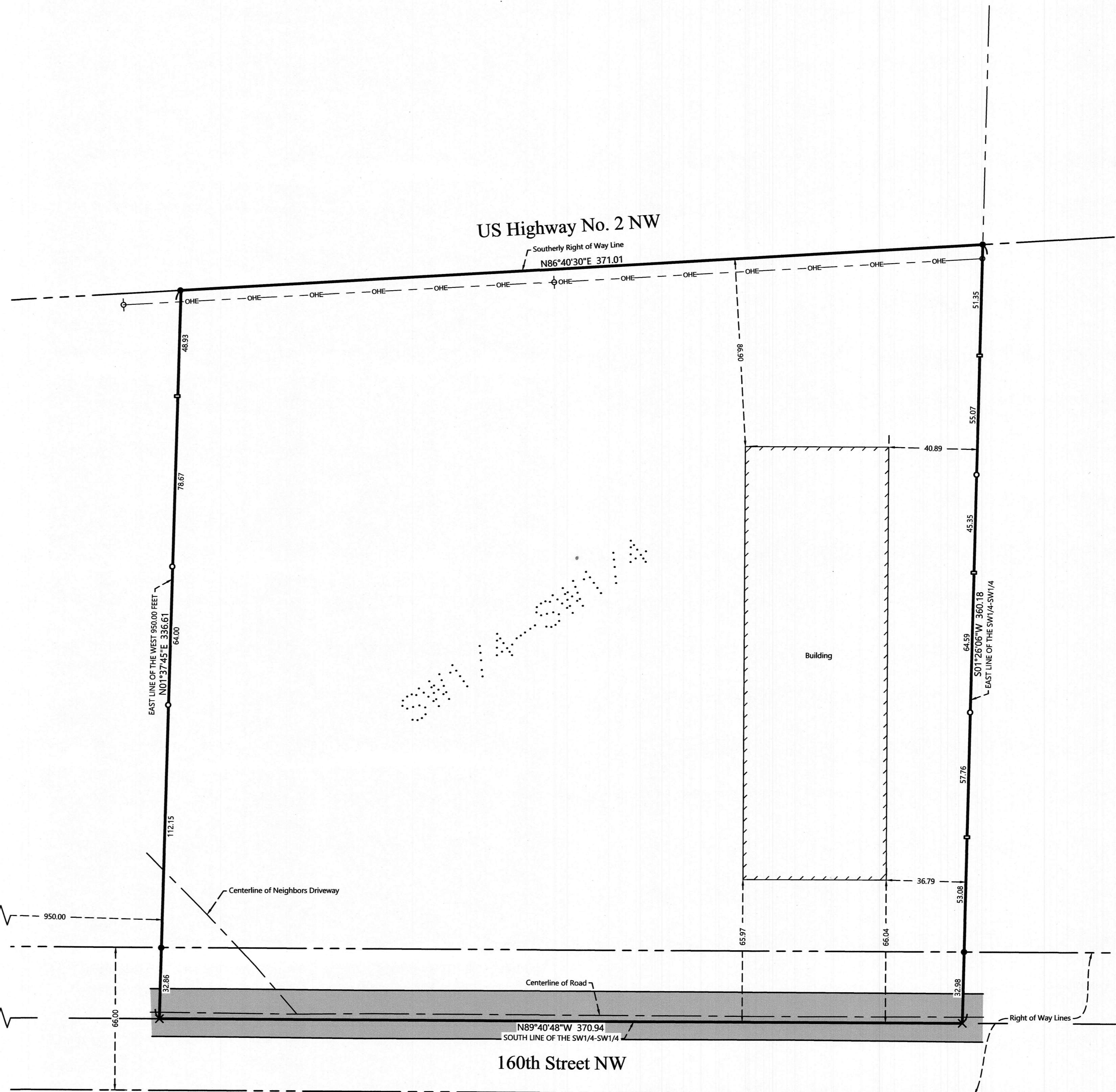
LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- ⊗ FOUND CAST IRON MONUMENT
- ⊗ DENOTES CALCULATED POSITION
- DENOTES EXISTING UTILITY POLE
- ▨ DENOTES EXISTING BUILDING
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS



NOTES:

1. Zoning for subject tract = Commercial - 1 (C-1).
2. Parcel ID for subject tract = 29-009-3301.
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. 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 IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAWS OF THE STATE OF MINNESOTA.
Terry L. Freeman
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
MFA Properties
Sharon Fox
168 Pioneer Trail #327
Chaska, MN 55318

JOB NO. 22-162
DATE: 8-16-2022
SHEET NO.
1 OF 1