CERTIFICATE OF SURVEY

LOTS 3 & 4, BLOCK 3, TOWER ADDITION TO WALKER SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 1 of 2 A000666115

96-365-0320

No delinquent taxes and transfer entered; Certificate of Real Estate Value
( )Filed ( )not required
NOVEMBER 16 2020
Cass County MN Auditor-Treasurer
By MJL Deputy

Septic Disclosure
( )Not Required (X) Received ( )Not Received

A000666115
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
11/16/2020 1:00:45 PM
REC FEES: 46.00
PAGES: 2
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG DEP TX#: 166698
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED — Minnesota Uniform Conveyancing Blanks
Individual(s) to Joint Tenants — Form 10.1.5 (2013)

eCRV number: 1179841

DEED TAX DUE: $643.50 DATE: November 16, 2020 (month/day/year)

FOR VALUABLE CONSIDERATION, AJT Investments LLC ("**Grantor**"), hereby convey(s) and warrant(s) to Gustav Forseman and Heather Forseman ("**Grantee**"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

Lots Three (3) and Four (4), Block Three (3), Tower Addition to Walker

Cass County, Minnesota

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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES FOUND PK NAIL
- DENOTES CALCULATED POSITION
- DENOTES EXISTING BUILDING (located at eave corners)
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF MOW LINE

0 20 40
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 =City of Walker Zoning, Traditional Residential (R).
2. Parcel ID for subject tract = 96-365-0320.
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 THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

8/17/22

TERRY L. FREEMAN LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Heather Forseman
607 4th Street South
Walker, MN 56484

JOB NO. 22-149
DATE: 8-17-2022

SHEET NO.
1 OF 1