CERTIFICATE OF SURVEY

LOTS 6 & 7, ROCKY POINT
SECTION 35, TOWNSHIP 142 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION: (PID: 45-548-0070)

45-548-0070
No delinquent taxes and transfer entered; Certificate of Real Estate Value
( )filed (✓)not required
August 16, 2019
SANDRA NORIKANE
Cass County MN Auditor-Treasurer
By EA, Deputy
Septic Disclosure
(✓)Not Required ( )Received ( )Not Received

A000652448
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
8/16/2019 9:12:37 AM
AS DOC #: A000652448
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF Dep TX#: 155706

Miller/Davis Company - millerdavis.com

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED
by Individual Trustee

Minnesota Uniform Conveyancing Blanks
Form 10.4.1 (2016)

eCRV number: _____

DEED TAX DUE: $ 1.65

DATE: August 12, 2019

FOR VALUABLE CONSIDERATION, Theresa H. Marxen _____, as Trustee of Philip C. Marxen Trust dated April 28, 1997 _____, ("**Grantor**"), hereby conveys and quitclaims to Theresa H. Marxen, as Trustee of the Trust Agreement of Theresa H. Marxen dated April 28, 1997 _____ ("**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 Grantees as tenants in common.)* real property in Cass County, Minnesota, legally described as follows:

Lot 7, Plat of Rocky Point according to the map or plat thereof on file with the Office of the Cass County Recorder.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 45-548-0070 & 45-548-0065.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
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.

EXISTING DESCRIPTION: (PID: 45-548-0065)

45-548-0065
No delinquent taxes and transfer entered; Certificate of Real Estate Value
( )filed ( )not required
MAY 19 2022
SANDY SILK
Cass County MN Auditor-Treasurer
By HJL, Deputy
Septic Disclosure
( )Not Required (✓)Received ( )Not Received

A000684321
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
5/19/2022 9:10:46 AM
REC FEES: 96.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 181392
RECORDED ELECTRONICALLY
e-Well Cert. verified on 5/19/2022 By KF

(Top 3 Inches Reserved for Recording Data)

TRUSTEE'S DEED
BY Individual Trustee to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.4.2 (2013)

eCRV number: 1409446

DEED TAX DUE: $ 1501.50

DATE: May 5th, 2022

FOR VALUABLE CONSIDERATION, Theresa H. Marxen, as Trustee of The Theresa H. Marxen Trust dated April 28, 1997 ("**Grantor**"), hereby conveys and quitclaims to Mary Jo Dyrud and Samuel M. Dyrud ("**Grantee**"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

See Exhibit A attached hereto.

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

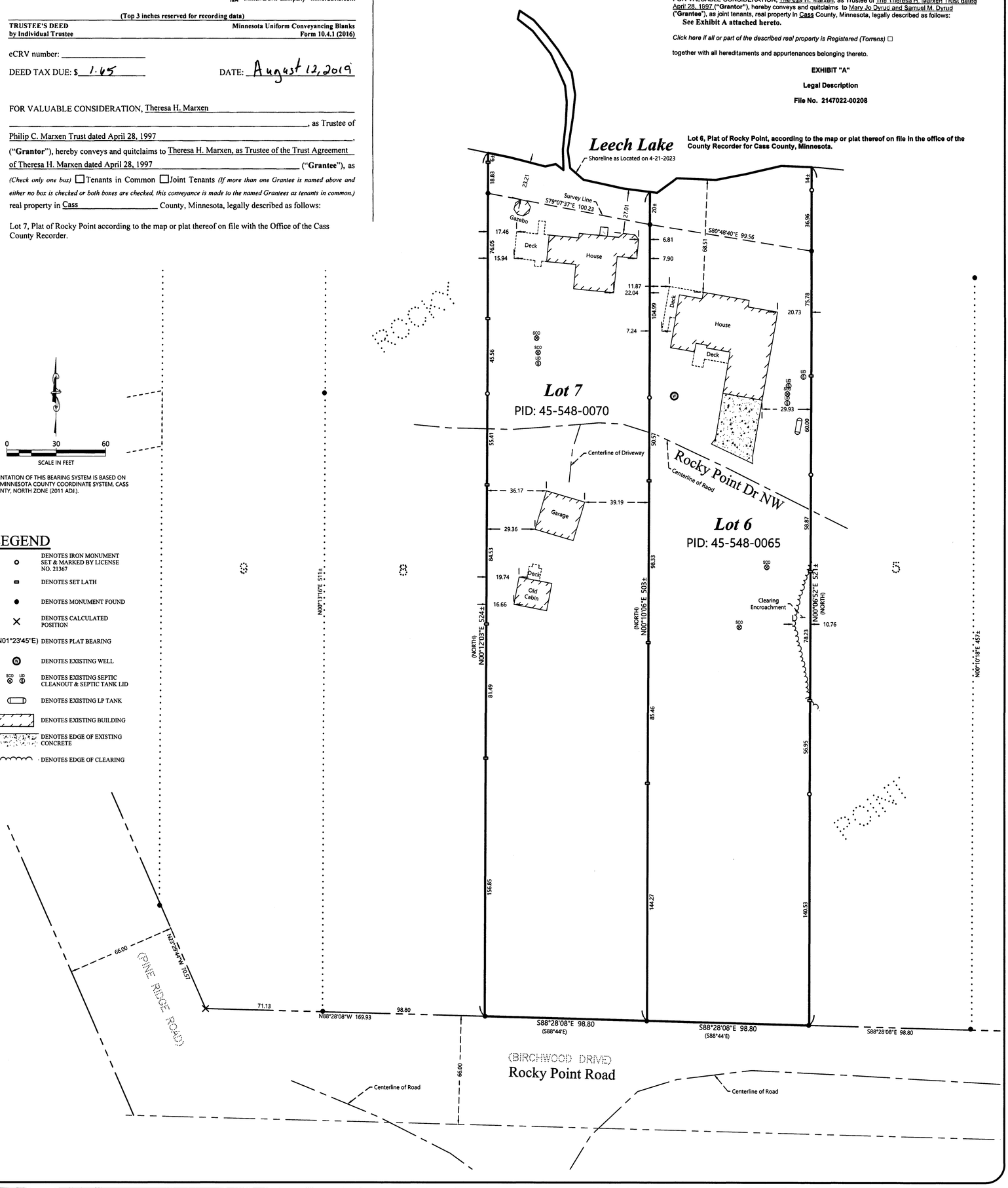
together with all hereditaments and appurtenances belonging thereto.

EXHIBIT "A"

Legal Description

File No. 2147022-00208

Lot 6, Plat of Rocky Point, according to the map or plat thereof on file in the office of the County Recorder for Cass County, Minnesota.



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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES PLAT BEARING
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF CLEARING

SHEET NO. 1 OF 1
JOB NO. 23-060
DATE: 4-17-2023

CERTIFICATE OF SURVEY
Sam & Mary Dyrud
6522 Juneau Lane North
Maple Grove, MN 55311

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

4/17/23
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY