CERTIFICATE OF SURVEY

LOTS 1, 2, AND PART OF 3, BLOCK 1, GISVOLD SUNNY BEACH ADDITION, SECTION 25, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

A00067549
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
8/9/2021 1:43:23 PM
AS DOC #: A00067549
PAGES: 1
REC FEES: 46.00
KATHRYN M. ROBEY
CASS COUNTY RECORDER
BY: KT Dep TAX: 174226

38-125-1900, 38-581-0120
No delinquent taxes and transfer entered.
Certificate of Real Estate Value
[ ] Filed [ ] Not Required
Date: August 9, 2021
Leonard Nyquist
Cass County Minnesota
By: Deputy Assessor
[ ] Not Required [X] Received [ ] Not Received

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

DEED TAX DUE: $ 418.50
eCRV ID 1292035
DATE: July 12, 2021

FOR VALUABLE CONSIDERATION, James L. Gisvold and Marna Gisvold, husband and wife ("Grantors"), hereby convey and warrant to Connie J. Nyquist, married ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

Tract 2:
Lot 2, Block 1, Gisvold Sunny Beach Addition, according to the recorded plat thereof, Cass County, Minnesota.

38-581-0110
38-581-0120
38-125-1900
No delinquent taxes and transfer entered. Certificate of Real Estate Value [ ] filed [X] not required [ ] Exempt
Certificate of Real Estate Value No. 1292035
Dated: July 12, 2021
Mary Ann L. Gisvold, Grantor
Robert D. Gisvold, Grantor
By: Deputy

A00068371
OFFICE OF COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
08/30/2021 08:41:54 AM
AS DOC #: A00068371
PAGES: 2 REC FEES: 46.00
KATHRYN M. ROBEY
COUNTY RECORDER

QUIT CLAIM DEED

STATE DEED TAX DUE HEREON: $ 77
Date: February 5, 2010

(reserved for recording data)

FOR VALUABLE CONSIDERATION, ROBERT D. GISVOLD AND PATRICIA R. GISVOLD, husband and wife, Grantor, hereby convey and quit claim to LEONARD F. GISVOLD, a married person, Grantee, real property in Cass County, State of Minnesota, described as follows:

See legal description on reverse side of this document

(If more space is needed, continue on back.)
Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

That part of Lot 2, Block 1, GISVOLD SUNNY BEACH ADDITION, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Beginning at the most northerly corner of said Lot 2; thence South 45 degrees 00 minutes 00 seconds West, assigned bearing, along the northwesterly line of said Lot 2, a distance of 140.01 feet; thence South 45 degrees 20 minutes 18 seconds West 226.07 feet; thence North 44 degrees 23 minutes 42 seconds West 8.00 feet; thence South 45 degrees 20 minutes 18 seconds West 49.78 feet; thence North 84 degrees 23 minutes 50 seconds West 9.96 feet; thence South 45 degrees 20 minutes 18 seconds West 120.00 feet; thence South 51 degrees 26 minutes 49 seconds East 99.74 feet; thence South 27 degrees 30 minutes 37 seconds East 86.99 feet; thence South 25 degrees 51 minutes 17 seconds East 9.70 feet to the point of beginning.

LESS HOMEVER,

GISVOLD
That part of Lot 2, Block 1, SUNNY BEACH ADDITION, according to the recorded plat thereof, Cass County, Minnesota, described as follows:

COMMENCING at the most northerly corner of Lot 4, said Block 1; thence South 45 degrees 00 minutes 00 seconds West, assigned bearing, along the northwesterly line of said Lot 4, a distance of 226.07 feet; thence North 44 degrees 23 minutes 42 seconds West 8.00 feet; thence North 84 degrees 23 minutes 50 seconds West 9.96 feet; thence South 45 degrees 20 minutes 18 seconds West 49.78 feet; thence South 20 degrees 29 minutes 50 seconds West 14.66 feet to the point of beginning; thence South 45 degrees 20 minutes 18 seconds West 120.00 feet; thence South 51 degrees 26 minutes 49 seconds East, along said northwesterly line, 99.74 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.

EXISTING DESCRIPTION:

Page 1 of 2 A00067562

38-581-0110
No delinquent taxes and transfer entered. Certificate of Real Estate Value
[ ] filed [ ] not required
Certificate of Real Estate Value No. 1292035
By: Deputy
[ ] Not Required [ ] Received [ ] Not Received

A00067562
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
8/30/2021 11:17:56 AM
REC FEES: 46.00
PAGES: 2
KATHRYN M. ROBEY
COUNTY RECORDER
BY: KT DEP TAX: 171179
RECORDED ELECTRONICALLY
eCRV Cert. verified on 08-30-2021 By: jlm

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Business Entity
Minnesota Uniform Conveyancing Blanks
Form 10.1.3 (2013)

eCRV number: 1256787

DEED TAX DUE: $1,055.67
DATE: May 26, 2021 (month/day/year)

FOR VALUABLE CONSIDERATION, James L. Gisvold and Marna L. Gisvold, married to one another ("Grantor(s)"), hereby convey(s) and warrant(s) to Leech Lake Cabin, LLC a Limited Liability Company under the laws of the State of Minnesota ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

Lot One (1), Block One (1), Gisvold Sunny Beach Addition

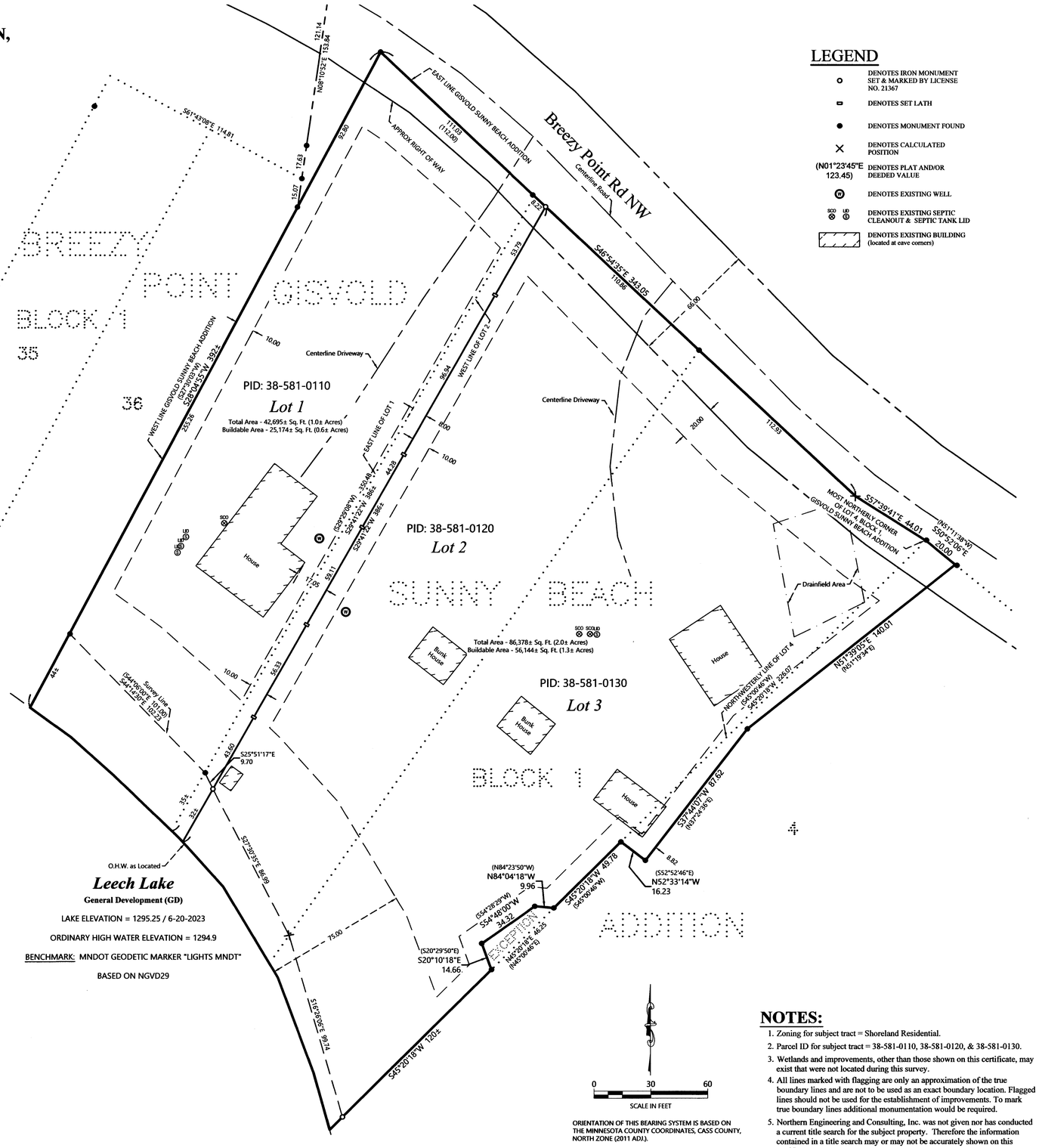
Cass County, Minnesota

PROPOSED DESCRIPTIONS:

8 FOOT TRACT
The West 8.00 feet of Lot 2, Block 1, GISVOLD SUNNY BEACH ADDITION on record at the County Recorder's Office, Section 25, Township 142 North, Range 31 West, Cass County, Minnesota.

ORF TRACT
Lot 1, Block 1, and the West 8.00 feet of Lot 2, Block 1, GISVOLD SUNNY BEACH ADDITION on record at the County Recorder's Office, Section 25, Township 142 North, Range 31 West, Cass County, Minnesota.

NYQUIST TRACT (Lot 2 PART)
Lot 2, Block 1, less the West 8.00 feet thereof, GISVOLD SUNNY BEACH ADDITION on record at the County Recorder's Office, Section 25, Township 142 North, Range 31 West, Cass County, Minnesota.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATES, 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 123.45) DENOTES PLAT AND/OR DEEDED VALUE
- DENOTES EXISTING WELL
- SEPTIC / UB — DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING BUILDING (located at eave corners)

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-581-0110, 38-581-0120, & 38-581-0130.
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.

6/30/23

TERRY L. FREEMAN — LIC. NO. 21367

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

CERTIFICATE OF SURVEY
John Orf
P.O. Box 87
Bayport, MN 55003

JOB NO. 23-150
DATE: 6-30-2023

SHEET NO.
1 OF 1