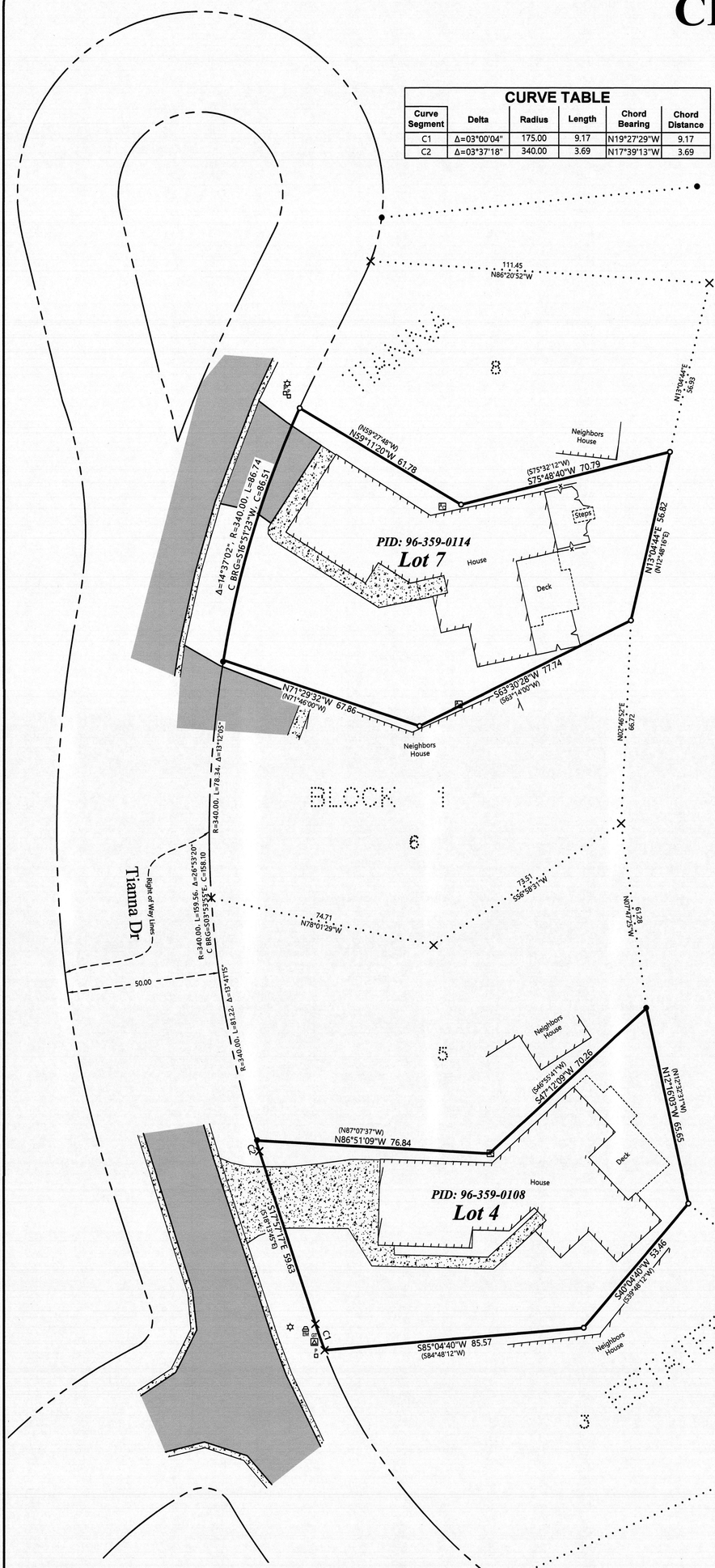
CERTIFICATE OF SURVEY

LOTS 4 & 7, BLOCK 1, TIANNA ESTATES, SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA



EXISTING DESCRIPTIONS:

Page 1 of 2 A000665695

A000665695
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
11/3/2020 3:36:40 PM
REC FEES: 46.00
PAGES: 2
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 166348
RECORDED ELECTRONICALLY

96-359-0108
No delinquent taxes and transfer entered; Certificate of Real Estate Value
( )Filed ( )not required
NOVEMBER 3 2020
Cass County MN Auditor-Treasurer
By MJL Deputy
Septic Disclosure
( ) Not Required (X) Received ( ) Not Received

(Top 3 inches reserved for recording data)

WARRANTY DEED — **Minnesota Uniform Conveyancing Blanks**
Individual(s) to individual(s) — **Form 10.1.1 (2016)**

eCRV number: 1176877

DEED TAX DUE: $1,864.50 DATE: November 02, 2020 (month/day/year)

FOR VALUABLE CONSIDERATION, Kathryn L. Auers and James Anderson, married to one another ("**Grantor**"), hereby conveys and warrants to Thomas J. Lehar and JoDee K. Lehar ("**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 as tenants in common.)

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

Lot Four (4), Block One (1), Tianna Estates, also known as Unit 4, Common Interest Community No. 24 a Flexible Planned Community development known as: Tianna Estates

Cass County, Minnesota

Page 1 of 2 A000617488

A000617488
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
11/20/2015 3:04:53 PM
REC FEES: 46.00
PAGES: 2
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR DEP TX#: 127358
RECORDED ELECTRONICALLY

PID # 96-359-0114
No delinquent taxes and transfer entered; Certificate of Real Estate Value
( )Filed ( )not required
NOVEMBER 20 2015
County Auditor
By PRK Deputy
Septic Disclosure
(X) Received ( ) Not Received

(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: 436726

DEED TAX DUE: $1,811.70 DATE: November 20, 2015 (month/day/year)

FOR VALUABLE CONSIDERATION, David J. Schall and Sheila C. Schall, married to one another ("**Grantor**"), hereby convey(s) and warrant(s) to Max B. Krause and Teresa M. Krause ("**Grantee**"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

Lot Seven (7), Block One (1), Tianna Estates,

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES PLAT BEARINGS
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING MOUNTED LIGHT
- DENOTES EXISTING AIR CONDITIONER
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EXISTING RETAINING WALL
- DENOTES EXISTING FENCE 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 - Low Density Residential (LDR).
2. Parcel ID for subject tract = 96-359-0108 & 96-359-0114.
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 an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

JOB NO. 23-215
DATE: 10-12-2023
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Tom Lehar
511 Poplar Ave.
Milton, ND 58260

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.

TERRY L. FREEMAN LIC. NO. 21367 10/12/23

REVISIONS:			
NO	DATE	DESCRIPTION	BY