

EXISTING DESCRIPTION:

51-408-0020
 Transfer Entered: July 24, 2017
 by *[Signature]* Deputy

A000632811
 OFFICE OF THE COUNTY RECORDER
 CASS COUNTY, MINNESOTA
 CERTIFIED, FILED, AND/OR
 RECORDED ON 7/23/2017 12:45:45 PM
 AS DOC #: A000632811
 PAGES: 2
 REC FEES: 46.00
 KATHRYN M. NORBY
 CASS COUNTY RECORDER
 BY SR DEP TX#: 139977

CERTIFICATE OF SURVEY

**LOTS 2 & 3, WILSON'S POINT,
 SECTION 14, TOWNSHIP 140 NORTH, RANGE 29 WEST,
 CASS COUNTY, MINNESOTA**

LEGEND

- DENOTES MONUMENT FOUND
- DENOTES SET LATH
- ✕ DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES PLAT BEARING
- ⊙ DENOTES EXISTING WELL
- ⊙⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊙ DENOTES EXISTING PHONE PEDESTAL
- ▨ DENOTES EXISTING BUILDING (located at cave corners)

**AFFIDAVIT OF IDENTITY AND SURVIVORSHIP
 FOR DEATHS OCCURRING AFTER DEC. 31, 1979**

STATE OF MINNESOTA NAME OF DECEDENT
 COUNTY OF HENNEPIN SHERRY M. WETTERBERG, also known as SHERRY MAE WETTERBERG

I, GARY C. WETTERBERG, of 1849 Juliet Avenue, St. Paul, MN 55105, being first duly sworn, on oath state from personal knowledge:

That the above named decedent is the person named in the certified copy of Certificate of Death attached hereto and made a part hereof.

That the name of the survivor is: GARY C. WETTERBERG.

That said decedent on date of death was an owner as a joint tenant of the land legally described as follows:

Lot 2, Wilson's Point, according to the plat on file in the office of the County Recorder for Cass County, Minnesota.

Subject to restrictions, reservations and easements, if any, of record.

[Signature]
 GARY C. WETTERBERG
 Signature of Affiant

as shown by instrument recorded as Document No. 282935 in the office of the County Recorder of Cass County, Minnesota.

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51-408-0030
 No delinquent taxes and transfer interest; Certificate of Real Estate Value
 () Void (x) Not required
 APRIL 6 2023
 Cass County MN Auditor-Treasurer
 By *[Signature]* Deputy
 () Not Required () Received () Not Received

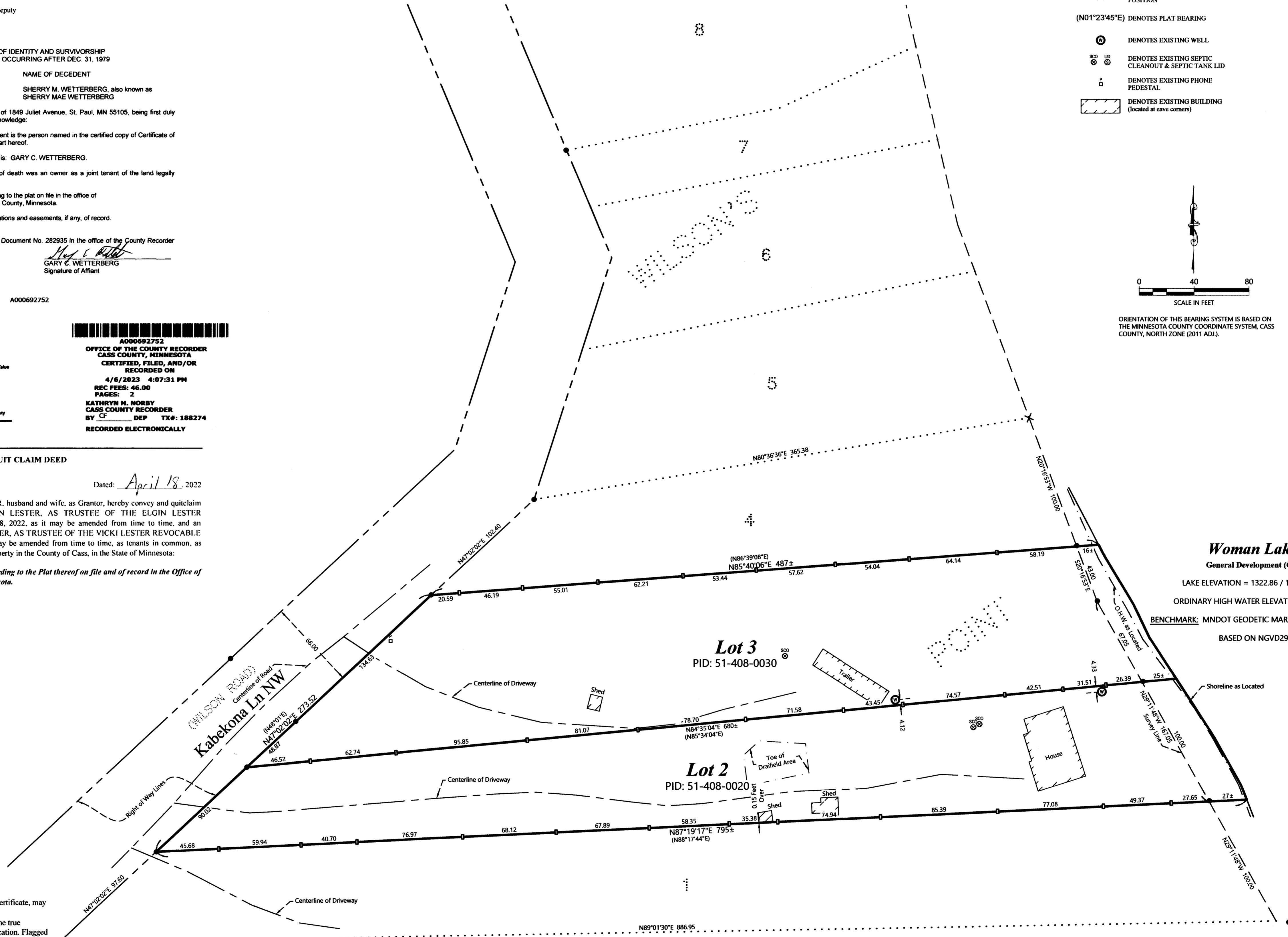
A000692752
 OFFICE OF THE COUNTY RECORDER
 CASS COUNTY, MINNESOTA
 CERTIFIED, FILED, AND/OR
 RECORDED ON 4/6/2023 4:07:31 PM
 REC FEES: 46.00
 PAGES: 2
 KATHRYN M. NORBY
 CASS COUNTY RECORDER
 BY SR DEP TX#: 188274
 RECORDED ELECTRONICALLY

QUIT CLAIM DEED

Deed Tax: \$1.65 Dated: April 18, 2022

ELGIN L. LESTER and VICKI A. LESTER, husband and wife, as Grantor, hereby convey and quitclaim an undivided one-half interest to ELGIN LESTER, AS TRUSTEE OF THE ELGIN LESTER REVOCABLE TRUST DATED APRIL 18, 2022, as it may be amended from time to time, and an undivided one-half interest to VICKI LESTER, AS TRUSTEE OF THE VICKI LESTER REVOCABLE TRUST DATED APRIL 18, 2022, as it may be amended from time to time, as tenants in common, as Grantee, in the following described real property in the County of Cass, in the State of Minnesota:

Lot Three (3), Plat of Wilson's Point, according to the Plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota.



NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-408-0020 & 51-408-0030.
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.

REVISIONS:	NO.	DATE	DESCRIPTION

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.
[Signature]
 TERRY L. FREEMAN
 11/19/23
 LIC. NO. 21587



CERTIFICATE OF SURVEY
 Gary Wetterberg
 1849 Juliet Ave
 St. Paul, MN 55105

JOB NO. 23-212
 DATE: 11-09-2023

SHEET NO.
 1 OF 1