CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 20, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

38-120-2412
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
(X)filed ( )not required
Date: March 31, 2023
SANDRA NORIKANE
Cass County MN Auditor-Treasurer
By
Septic Disclosure
( ) Not Required (X) Received ( ) Not Received

A000692617
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
3/31/2023 1:36:47 PM
AS DOC #: A000692617
PAGES: 3
REC FEES: 96.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY CF Dep TX#: 188154
Well Cert Rec'd X

(Top 3 inches reserved for recording data)

DEED OF SALE
by Individual Personal Representative to Joint Tenants

eCRV number: 1509749

DEED TAX DUE: **$782.10** DATE: **January 31, 2023**

FOR VALUABLE CONSIDERATION, **Bodhi V. Sautbine,** as Personal Representative of the **Estate of Shane E. Sautbine,** Decedent, single ☐ married ☐ at the time of death (**"Grantor"**), hereby conveys and quitclaims to **Bodhi Veda Sautbine and Holley M. Sautbine, married to each other ("Grantee")**, as joint tenants, real property in **Cass** County, Minnesota, legally described as follows:

See attached Exhibit "A"

EXHIBIT A

The Southeast Quarter of the Northwest Quarter of Section 20, Township 142, Range 31,
EXCEPT the East 416 feet of the South 624 feet thereof; and
EXCEPT the East 208 feet of the West 416 feet of the South 416 feet thereof; and
EXCEPT that part of the Southeast Quarter of the Northwest Quarter of Section 20, Township 142 North, Range 31 West of the Fifth Principal Meridian, in Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 0 degrees 23 minutes 24 seconds East 208.78 feet along the East line of said Southeast Quarter of the Northwest Quarter to the POINT OF BEGINNING; thence North 00 degrees 23 minutes 24 seconds East 603.07 feet along said east line; thence South 73 degrees 50 minutes 41 seconds West 709.13 feet; thence South 8 degrees 56 minutes 49 seconds East 469.58 feet; thence South 83 degrees 31 minutes 54 seconds East 98.15 feet; thence North 68 degrees 19 minutes 09 seconds East 97.10 feet; thence North 85 degrees 25 minutes 33 seconds East 417.57 feet to the point of beginning; and
EXCEPT the South 208 feet of the East 793.34 feet of the Southeast Quarter of the Northwest Quarter, Section 20, Township 142 North, Range 31 West, LESS the East 416 feet thereof; and
EXCEPT the North 104 feet of the South 728 feet of the West 208 feet of the Southeast Quarter of the Northwest Quarter of Section 20, Township 142 North, Range 31 West; and
EXCEPT the North 208 feet of the South 624 feet of the West 208 feet of the Southeast Quarter of the Northwest Quarter of Section 20, Township 142 North, Range 31 West. Subject to mineral reservations and other reservations of record, County Platting and other ordinances; and
EXCEPT all that part of the Southeast Quarter of the Northwest Quarter described as follows: BEGINNING at a point on the southwest corner of the Southeast Quarter of the Northwest Quarter, Section 20, Township 142 North, Range 31 West; thence northerly along the West line of the said Southeast Quarter of the Northwest Quarter a distance of 416 feet; thence easterly parallel with the North line of the Southeast Quarter of the Northwest Quarter a distance of 208 feet; thence southerly parallel with the West line of the said Southeast Quarter of the Northwest Quarter a distance of 416 feet; thence westerly parallel with the North line of the said Southeast Quarter of the Northwest Quarter a distance of 208 feet to the POINT OF BEGINNING, all in the Southeast Quarter of the Northwest Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota;

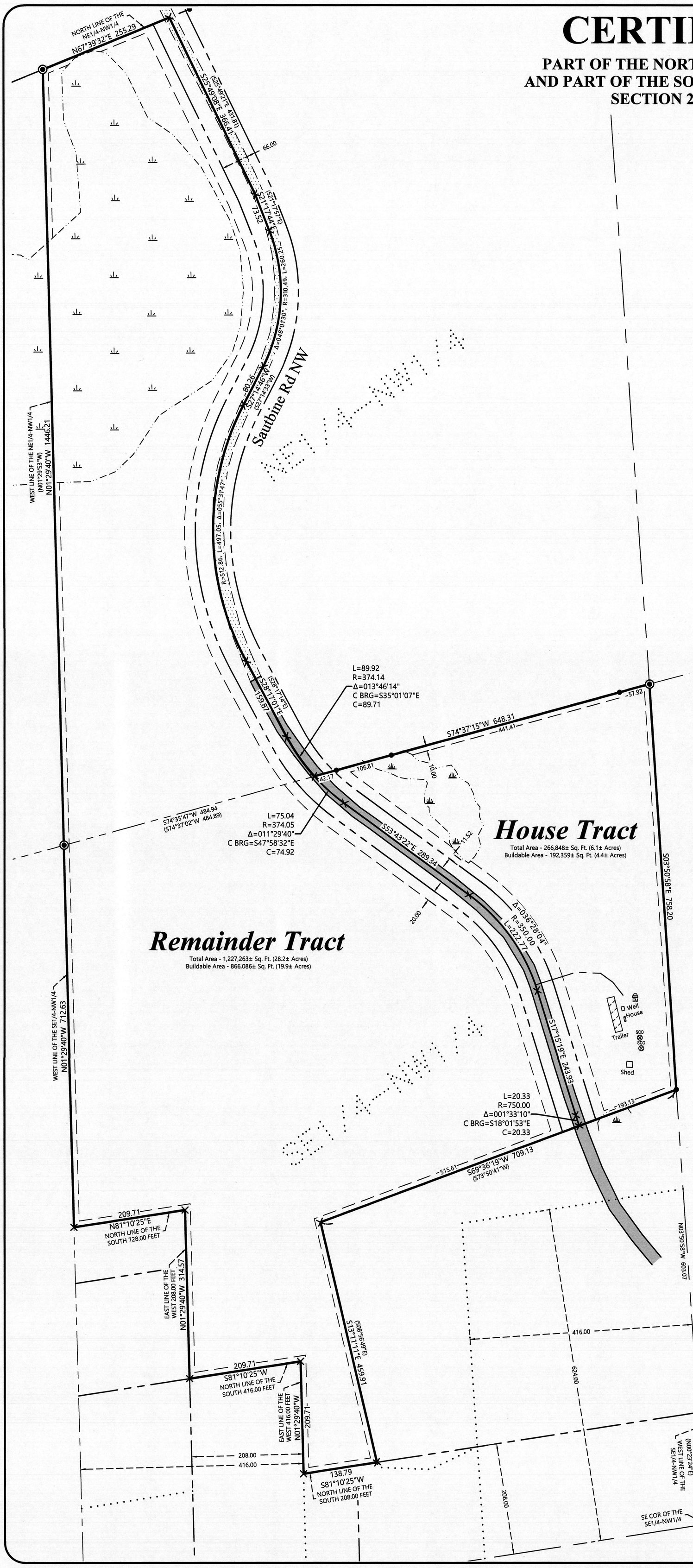
AND

That part of the Northeast Quarter of the Northwest Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: BEGINNING at the northwest corner of said Northeast Quarter of the Northwest Quarter; thence North 67 degrees 39 minutes 19 seconds East, assumed bearing, along the North line thereof 254.11 feet; thence South 25 degrees 49 minutes 21 seconds East 431.81 feet; thence South 21 degrees 17 minutes 57 seconds East 73.52 feet; thence southerly 260.25 feet along a tangential curve concave to the West, having a radius of 310.49 feet and a central angle of 48 degrees 01 minutes 30 seconds; thence South 27 degrees 14 minutes 33 seconds West, tangent to said curve 80.26 feet; thence southerly 497.05 feet along a tangential curve concave to the East, having a radius of 512.86 feet and a central angle of 55 degrees 31 minutes 47 seconds; thence South 28 degrees 17 minutes 14 seconds East tangent to last said curve 160.87 feet; thence southeasterly 88.92 feet along a tangential curve concave to the northeast, having a radius of 374.05 feet and a central angle of 13 degrees 37 minutes 16 seconds to a point on the South line of said Northeast Quarter of the Northwest Quarter; thence South 74 degrees 37 minutes 02 seconds West along said south line, not tangent to last said curve 484.89 feet to the southwest corner of said Northeast Quarter of the Northwest Quarter; thence North 1 degree 29 minutes 53 seconds West along the West line of said Northeast Quarter of the Northwest Quarter 1446.21 feet to the POINT OF BEGINNING.

Subject to Township Road (Sautbine Road) right-of-way.

PROPOSED DESCRIPTION:

House Tract
That part of the Southeast Quarter of the Northwest Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota, lying easterly of the centerline of Sautbine Road and North of a line described as follows: COMMENCING at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 03 degrees 50 minutes 58 seconds West, assigned bearing, along the east line thereof, 811.85 feet to the Point of Beginning of the line to be herein described; thence South 69 degrees 36 minutes 19 seconds West 193.13 feet to said centerline of Sautbine Road and said line there terminating.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Sautbine Road.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES CALCULATED POSITION
- SCO / UD — DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- EM — DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING BUILDING (located at eave corners)
- DENOTES DELINEATED WETLAND(S)
- DENOTES NON-DELINEATED WETLANDS

0 100 200
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 = Rural Residential 1 (RR-1).
2. Parcel ID for subject tract = 38-120-2412.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown on "Remainder Tract" taken from County Wetland Inventory maps. Wetlands as shown on "House Tract" delineated by Patrick Reardon, Wetland Certification No. 1295, on 10-17-2023.
5. 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.
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.

JOB NO. 21-444
DATE: 11-08-2023
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Bodhi Sautbine
8419 Sautbine Rd
Walker, MN 56484

NORTHERN ENGINEERING NECI & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
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.

11/8/23
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY