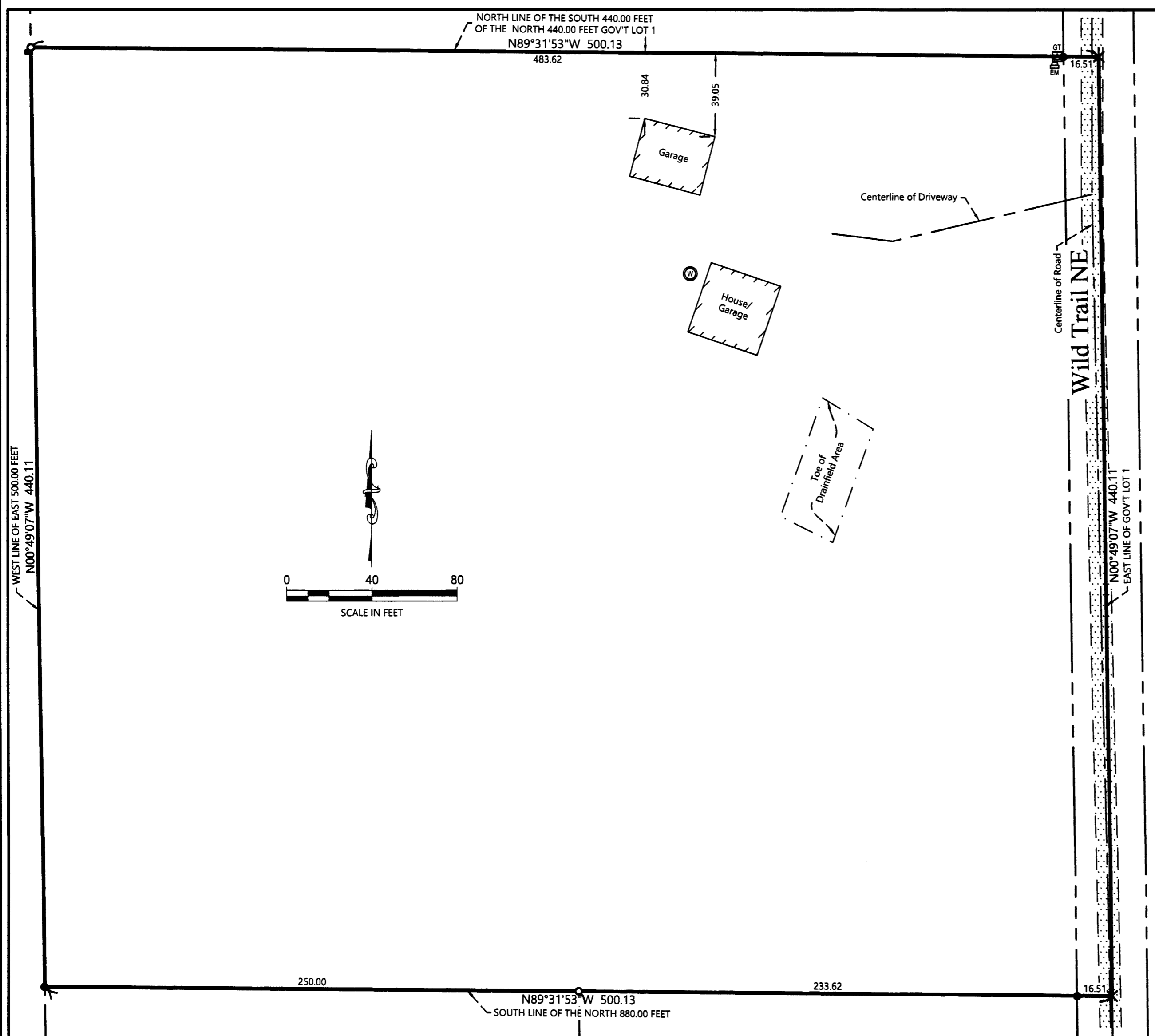


CERTIFICATE OF SURVEY

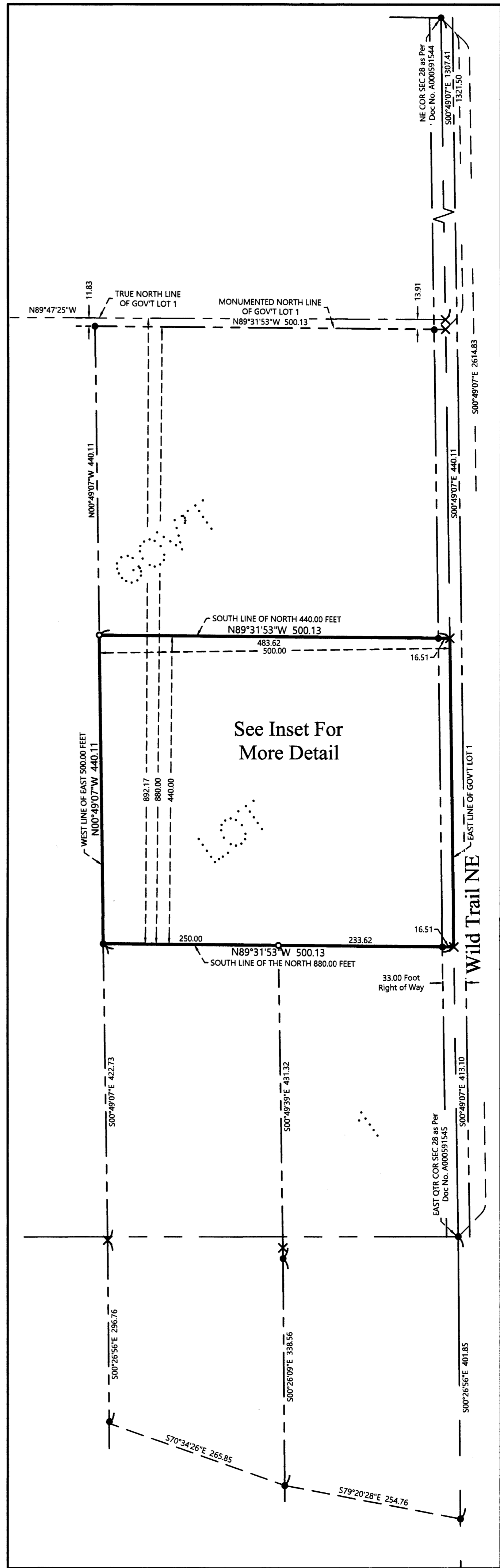
PART OF GOVERNMENT LOT 1,
SECTION 28, TOWNSHIP 139 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

Inset



NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 06-028-1402.
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.
6. The Cass County Surveyors office subdivided all of Township 139 North, Range 28 West in 1922. The survey is recorded in Survey Record Book C, Survey Record 434, Pages 289-339. On Page 293, there is shown a sketch of section 19-20, 28-30, and 31-33. The sketch shows a distance of 2643 feet from the northeast corner to the East Quarter Corner of Section 28. The actual plat of Section 27-28 and 33-34, recorded as Document Number A00069796, shows a distance of 1321.5 feet from the northeast corner of Section 28 to the northeast corner of Government Lot 1. NECI found the East 500.00 feet of Government Lot 1 monumented by 1997 and 2005 surveys by Landecker and Associates INC (LAI), which used the distance of 1321.5 feet from the northeast corner of Section 28 to the northeast corner of Government Lot 1. NECI is perpetuating the monuments found from the 1997 and 2005 LAI surveys to survey the subject tract.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES FOUND POST
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- Ⓜ DENOTES EXISTING ELECTRIC METER
- Ⓣ DENOTES EXISTING GROUND TRANSFORMER
- ▭ DENOTES EXISTING BUILDING (located at eave corners)
- ▨ DENOTES EDGE OF EXISTING GRAVEL

EXISTING DESCRIPTION:

Page 1 of 3 A000694601



A000694601
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
6/20/2023 2:02:28 PM
REC FEES: 96.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 189788
RECORDED ELECTRONICALLY

06-028-1402
No delinquent taxes and transfer interest; Certificate of Real Estate Value
() Valid () Not required
JUNE 20 2023
Cass County MN Auditor-Treasurer
By ML Deputy
Signs Disclosures
() Not Required (X) Received () Not Received

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED Minnesota Uniform Conveyancing Blanks Form 10.4.1 (2016)
by Individual Trustee

ECRV: 1547543 DATE: June 20, 2023
DEED TAX DUE: \$371.25

FOR VALUABLE CONSIDERATION, Timothy M. Welsh and Julie A. Welsh, as Trustee(s) of Joint Revocable Trust Agreement of Timothy M. Welsh and Julie A. Welsh dated March 21, 2016, ("Grantor") hereby conveys and quitclaims to Karolyn Stevenson and Valoree Rodriguez, ("Grantee"), as

(Check only one box) tenants in common, (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.)
 joint tenants,

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

Legal description attached hereto and made a part hereof marked Exhibit "A"

Page 3 of 3 A000694601

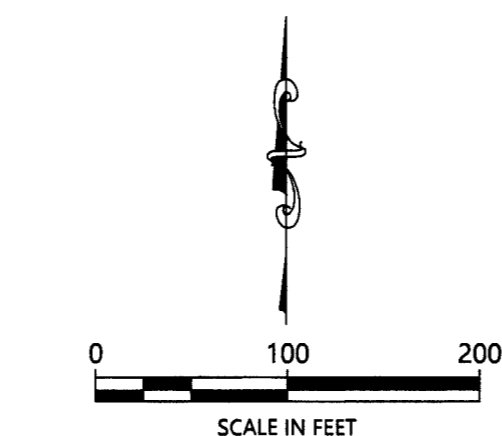
Minnesota Uniform Conveyancing Blanks Form 10.4.1

EXHIBIT "A"

The South 440.00 feet of the North 880.00 feet of the East 500.00 feet of Government Lot One (1), Section Twenty-eight (28) Township One Hundred Thirty-nine (139) North, Range Twenty-eight (28) West, according to the United States Government Survey thereof, and situate in Cass County, Minnesota.

Together with a non-exclusive easement for driveway ingress/egress purposes only over the following described property, to-wit: The East 40.00 feet of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4), Section Twenty-eight (28) Township One Hundred Thirty-nine (139) North, Range Twenty-eight (28) West according to the United States Government Survey thereof, and situate in Cass County, Minnesota.

Abstract Property



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.), ASSIGNING THE EAST LINE OF GOV'T LOT 1 TO BEAR S00°49'07"E.

JOB NO. 24-026
DATE: 4-09-2024
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY

Karolyn Stevenson
83033 State Hwy 86
Lakefield, MN 56150



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 4/9/24 LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY