

CERTIFICATE OF SURVEY

PART OF LOTS 10 AND 11, ROCKY POINT, AND
 LOT 3, BLOCK 1, ROCKY POINT FIRST ADDITION,
 SECTION 35, TOWNSHIP 142 NORTH, RANGE 30 WEST,
 CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

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45-548-0110, 45-549-0120, 45-549-0130
 No delinquent taxes and transfer entered; Certificate of Real Estate Value
 (x) Rec () Not required
 NOVEMBER 15 2023
Karen Ellen
 Cass County MN Auditor-Treasurer

A000698876
OFFICE OF THE COUNTY RECORDER
 CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
 11/15/2023 11:39:30 AM
 REC FEES: 46.00
 PAGES: 3
KATHRYN M. NORBY
 CASS COUNTY RECORDER
 BY KF DEP TX#: 193325
RECORDED ELECTRONICALLY

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES PLAT AND/OR DEEDED BEARING
- ⊙ DENOTES EXISTING WELL
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊕ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING (located at eave corners)
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ▨ DENOTES EDGE OF EXISTING GRAVEL

Septic Disclosure
 () Not Required () Received (x) Not Received
 (Top 3 inches reserved for recording data)

WARRANTY DEED
 Business Entity to Business Entity

eCRV number: 1600250
 DEED TAX DUE: \$ 2074.80

DATE: 11/10/2023

FOR VALUABLE CONSIDERATION, Vermillion State Bank, a Minnesota banking corporation ("Grantor"), hereby conveys and warrants to Anchor's Properties, Inc., a Minnesota corporation ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

SEE ATTACHED EXHIBIT A

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WARRANTY DEED

EXHIBIT A

Parcel 1:

Those parts of Lots 10 and 11, Rocky Point, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Lot 10 and assuming the East line thereof bears North 0 degrees 07 minutes 10 seconds East; thence North 23 degrees 40 minutes 30 seconds West along the right-of-way of Pine Ridge Road as dedicated in said plat 155.18 feet; thence South 89 degrees 47 minutes 43 seconds West along said right-of-way 38.95 feet; thence North 0 degrees 07 minutes 10 seconds East 123.59 feet; thence North 71 degrees 04 minutes 39 seconds West 113.00 feet to the point of beginning of the tract to be herein described; thence South 71 degrees 04 minutes 39 seconds East 113.00 feet; thence South 0 degrees 07 minutes 10 seconds West 123.59 feet; thence South 89 degrees 47 minutes 43 seconds West 68.54 feet; thence North 71 degrees 49 minutes 25 seconds West 239 feet, more or less, to the shoreline of Leech Lake; thence Northerly along said shoreline to the intersection with a line which bears North 80 degrees 56 minutes 02 seconds West from the point of beginning; thence South 80 degrees 56 minutes 02 seconds East 195 feet, more or less, to the point of beginning.

Subject to and together with an easement for ingress and egress, 33.00 feet in width, over and across Lots 10 and 11, Rocky Point, the centerline of which is described as follows: Commencing at the Southeast corner of said Lot 10 and assuming the East line thereof bears North 0 degrees 07 minutes 10 seconds East; thence North 23 degrees 40 minutes 30 seconds West 155.18 feet; thence South 89 degrees 47 minutes 43 seconds West 38.95 feet to the point of beginning of the centerline to be herein described; thence North 15 degrees 08 minutes 26 seconds West 74.04 feet; thence North 31 degrees 09 minutes 02 seconds East 75.74 feet to a point hereinafter referred to as Point "A"; thence North 79 degrees 15 minutes 03 seconds East 83.50 feet to said East line of Lot 10 and said centerline there terminating and beginning at said Point "A"; thence North 13 degrees 58 minutes 09 seconds West 106.75 feet and said centerline there terminating, Cass County, Minnesota.

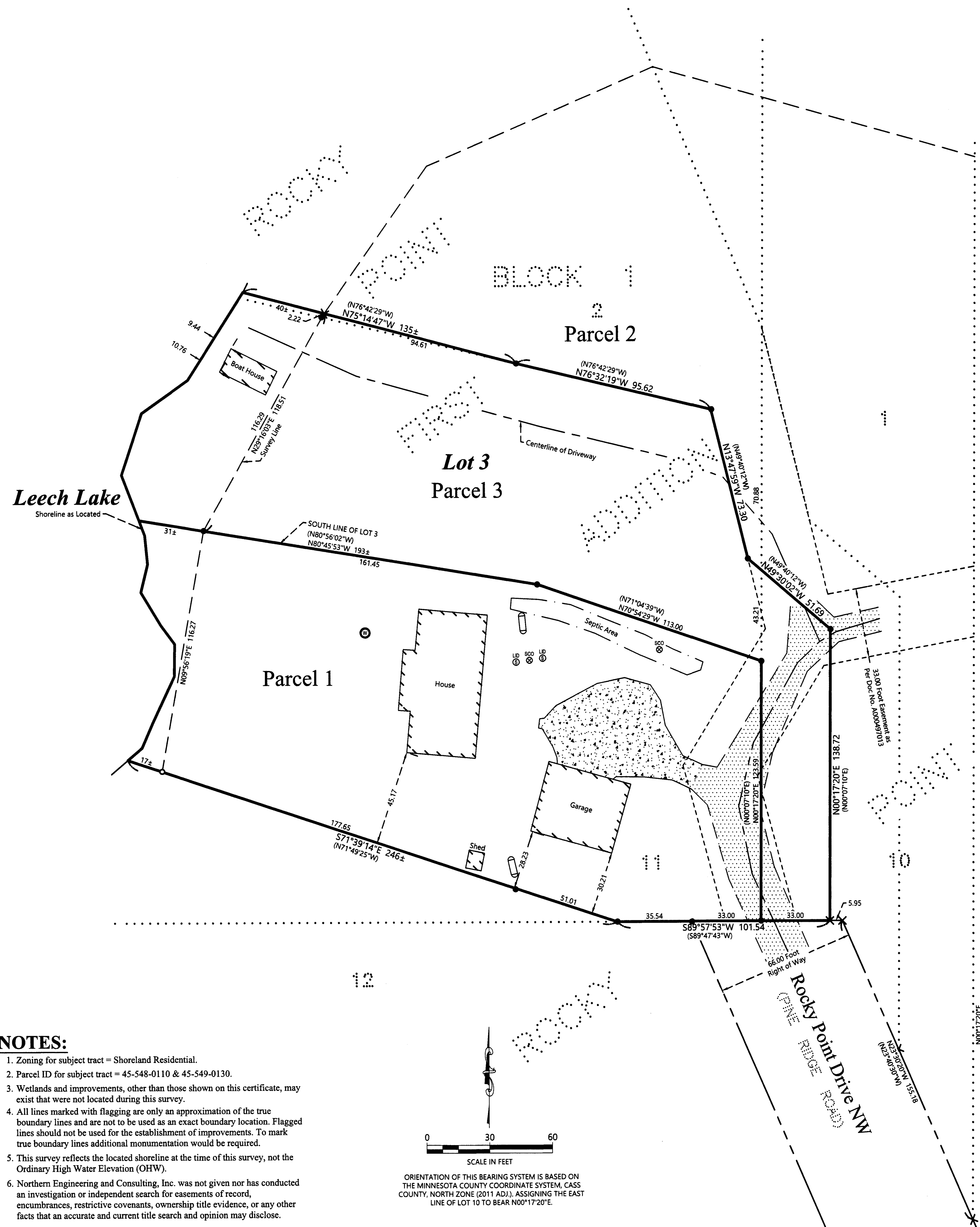
Parcel 2:

Lot 2, Block 1, Rocky Point First Addition, according to the recorded plat thereof, Cass County, Minnesota, AND that part of Lot 1, said Block 1, described as follows:

Commencing at the most southwesterly corner of said Lot 1; thence North 00 degrees 07 minutes 10 seconds East, assigned bearing, along the westerly line of said Lot 1, a distance of 215.34 feet to an angle point in said westerly line of Lot 1; thence North 49 degrees 40 minutes 12 seconds West, along said westerly line, 56.38 feet to an angle point in said westerly line; thence North 13 degrees 58 minutes 09 seconds West 94.26 feet to an angle point in said westerly line; thence North 22 degrees 42 minutes 31 seconds West, along said westerly line, 34.54 feet to the point of beginning of the tract to be herein described; thence North 00 degrees 07 minutes 10 seconds East 109 feet, more or less, to the shoreline of Leech Lake; thence northwesterly along said shoreline to said westerly line of Lot 1; thence South 22 degrees 42 minutes 31 seconds East, along said westerly line 130 feet, more or less, to the point of beginning.

Parcel 3:

Lot 3, Block 1, Rocky Point First Addition, Cass County, Minnesota



NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 45-548-0110 & 45-549-0130.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
6. 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.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.). ASSIGNING THE EAST LINE OF LOT 10 TO BEAR N00°17'20"E.

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman
 TERRY L. FREEMAN
 LIC. NO. 21367



CERTIFICATE OF SURVEY
 Anchors Properties Inc.
 107 Main Street E.
 Vermillion, MN 55085

JOB NO. 24-050
 DATE: 4-23-2024
 SHEET NO. 1 OF 1