

CERTIFICATE OF SURVEY

SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 28, TOWNSHIP 145 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 1 of 2 A000704301

29-028-4300

ADDITIONAL INFORMATION: (1) Not (2) Not (3) Not

OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
RECORDED, FILED, AMO/OR
RECORDED ON
7/17/2024 13:46:34 PM
REC FEE: \$6.00
AD DOC # A000704301
PAGE: 2

BY: [Signature] SUP: [Signature] DATE: 07/17/2024
RECORDED ELECTRONICALLY
a388 Cert. verified on 7/22/2024, by [Signature]

(Top 2 inches reserved for recording date)

WARRANTY DEED Minnesota Uniform Conveyancing Blanks
Individuality to Individuals Form 18.1.1 (2019)

eCRV number: 1667706 DATE: July 17, 2024
DEED TAX DUE: \$907.60

FOR VALUABLE CONSIDERATION, William Larson and Susan Larson, married to one another ("Grantor"), hereby convey and warrant to Richard K. Schaefer and Nancy A. Schaefer Family Trust under Agreement dated July 23, 2020 ("Grantee"), as

(Check only one box.) Grants in common, Joint tenants, Tenants in common, Joint tenants.

If more than one Grantee is named above and either no box is checked or both boxes are checked, the conveyance is made to the named Grantees as tenants in common.

Real property in Cass County, Minnesota, legally described as follows:
Southwest Quarter of the Southeast Quarter (SW1/4 of SE1/4), Section Twenty-eight (28), Township One Hundred Forty-five (145), Range Thirty-one (31),

Together with and subject to easements of record, if any.

CASS COUNTY TAX # 023310611
Cass County, Minnesota

Check here if all or part of the described real property is Registered (Form 9)

together with all betterments and appurtenances belonging thereto, subject to the following exceptions:
(a) building and zoning laws, ordinances, and state and federal regulations;
(b) restrictions relating to use or improvement of the property without effective forfeiture provisions;
(c) reservation of any mineral rights by the State of Minnesota;
(d) utility and drainage easements which do not interfere with existing improvements

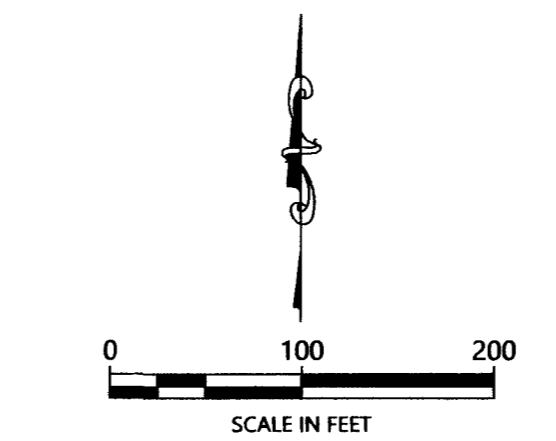
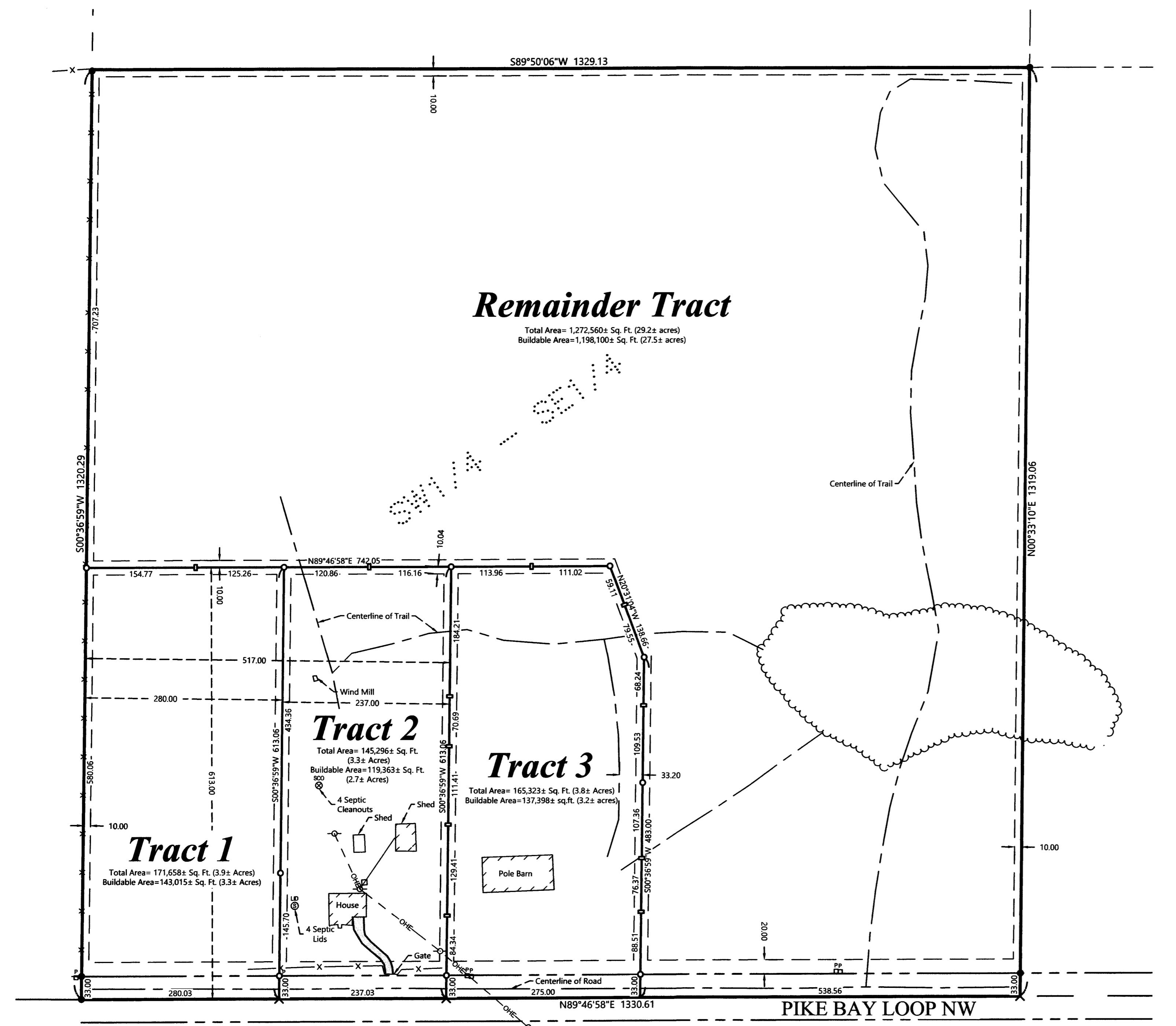
PROPOSED DESCRIPTION:

TRACT 1
The South 613.00 feet of the West 280.00 feet of the Southwest Quarter of the Southeast Quarter, Section 28, Township 145 North, Range 31 West, Cass County, Minnesota.
Subject to easement, restrictions and reservations of record.
Subject to Pike Bay Loop NW.

TRACT 2
The South 613.00 feet of the East 237.00 feet of the West 517.00 feet of the Southwest Quarter of the Southeast Quarter, Section 28, Township 145 North, Range 31 West, Cass County, Minnesota.
Subject to easement, restrictions and reservations of record.
Subject to Pike Bay Loop NW.

TRACT 3
That part of the Southwest Quarter of the Southeast Quarter, Section 28, Township 145 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 36 minutes 59 seconds East, assigned bearing, along the west line thereof, 613.06 feet to intersection with the north line of the South 613.00 feet of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 46 minutes 58 seconds East, along said north line, 742.05 feet to the Point of Beginning of the tract to be herein described; thence South 89 degrees 46 minutes 58 seconds West, along said north line, 225.00 feet to the east line of the West 517.00 feet thereof; thence South 00 degrees 36 minutes 59 seconds West, along last said east line, 613.06 feet to the south line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 46 minutes 58 seconds East, along said south line 275.00 feet; thence North 00 degrees 36 minutes 59 seconds East 483.00 feet to the intersection with a line bearing South 20 degrees 31 minutes 04 seconds East from the point of beginning; thence North 20 degrees 31 minutes 04 seconds West 138.66 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Pike Bay Loop NW.

REMAINDER TRACT
That part of the Southwest Quarter of the Southeast Quarter, Section 28, Township 145 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 36 minutes 59 seconds East, assigned bearing, along the west line thereof, 613.06 feet to intersection with the north line of the South 613.00 feet of said Southwest Quarter of the Southeast Quarter and the Point of Beginning of the tract to be herein described; thence North 89 degrees 46 minutes 58 seconds East, along said north line, 742.05 feet; thence South 20 degrees 31 minutes 04 seconds East 138.66 feet; thence South 00 degrees 36 minutes 59 seconds West 483.00 feet to the south line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 46 minutes 58 seconds East, along said south line, 538.56 feet to the southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 33 minutes 10 seconds East, along the east line of said Southwest Quarter of the Southeast Quarter, 1319.06 feet to the northeast corner of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 50 minutes 06 seconds West, along the north line of said Southwest Quarter of the Southeast Quarter, 1329.13 feet to the northwest corner thereof; thence South 00 degrees 36 minutes 59 seconds West, along said west line 707.23 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Pike Bay Loop NW.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- X DENOTES CALCULATED POSITION
- DENOTES SET LATH
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊕ DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING UTILITY POLE
- O— DENOTES OVERHEAD ELECTRIC LINE
- X—X— DENOTES EXISTING FENCE LINE
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▩ DENOTES EXISTING BUILDING (located at cave corners)
- ⋯ DENOTES EDGE OF TREELINE

NOTES:

1. Zoning for subject tract = Rural Residential 2.5.
2. Parcel ID for subject tract = 29-028-4300.
3. Improvements, other than those shown on this certificate, may exist that were not located during this survey. See No wetlands letter dated , 2024 by Patrick Reardon, Wetland Certification No. 1295.
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 (OHW).
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.

REVISIONS:	DATE	BY

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
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292 Walker, MN 56464
Phone: 507-218-5170
Web: www.necius.com

CERTIFICATE OF SURVEY
Rick Schaefer
P.O. Box 39
Walker, MN 56484

JOB NO. 24-145
DATE: 9-16-2024

SHEET NO.
1 OF 1