

EXISTING DESCRIPTION:

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28-214-2101
No delinquent taxes and transfer entered: Certificate of Real Estate Value
(Used if not required)
FEBRUARY 09 2018
CASS COUNTY IRI Auditor-Treasurer
By: PRK Deputy
Signed: KATHRYN M. NORBY
(X) Not Required () Received () Not Received

A000638434
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
2/9/2018 3:47:35 PM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR DEP TX#: 144377
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED Minnesota Uniform Conveyancing Blanks Form 10.3.1 (2016)
Individual(s) to Individual(s)

DEED TAX DUE: \$1.65 DATE: 8/7/2017 (month/day/year)

FOR VALUABLE CONSIDERATION, James M. Proebstle and Carole R. Proebstle, married to one another ("Grantor"), hereby conveys and quitclaims to James M. Proebstle and Carole R. Proebstle, Trustees of the The Proebstle Family Revocable Living Trust dated March 29, 2015 ("Grantee"), as

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

real property in Cass County, Minnesota, legally described as follows:
SEE EXHIBIT "A" ATTACHED HERETO

The deed is being re executed and filed to correct Quit Claim Deed in Trust dated April 29, 2015, Filed May 5, 2015 by Document No. A000611466.

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Minnesota Uniform Conveyancing Blanks Form 10.3.1

**EXHIBIT "A"
LEGAL DESCRIPTION**

That part of Government Lot Two (2), Section Fourteen (14), Township One Hundred Forty-three (143) North, Range Thirty (30) West, Cass County, Minnesota, lying Southerly of the following described line: Commencing at the Northeast corner of said Government Lot 2; thence South 0 degrees 03 minutes 46 seconds West, assumed bearing along the East line thereof, 440.00 feet to the point of beginning of the line to be herein described; thence North 72 degrees 37 minutes 03 seconds West 324 feet, more or less, to the shoreline of Leech Lake and there terminating;

Together with the following described easements:

Easement No. 1
An easement for ingress, egress and utility purposes over, under and across that part of the North 33.00 feet of the East 33.00 feet of the Southeast Quarter of the Northwest Quarter, Section 14, Township 143 North, Range 30 West;

Easement No. 2
An easement for ingress, egress and utility purposes over, under and across that part of the North 33.00 feet of Government Lot 4, Section 14, Township 143 North, Range 30 West, lying Westerly of the Ottertail Point Drive NW right of way.

Cass County, Minnesota

CERTIFICATE OF SURVEY

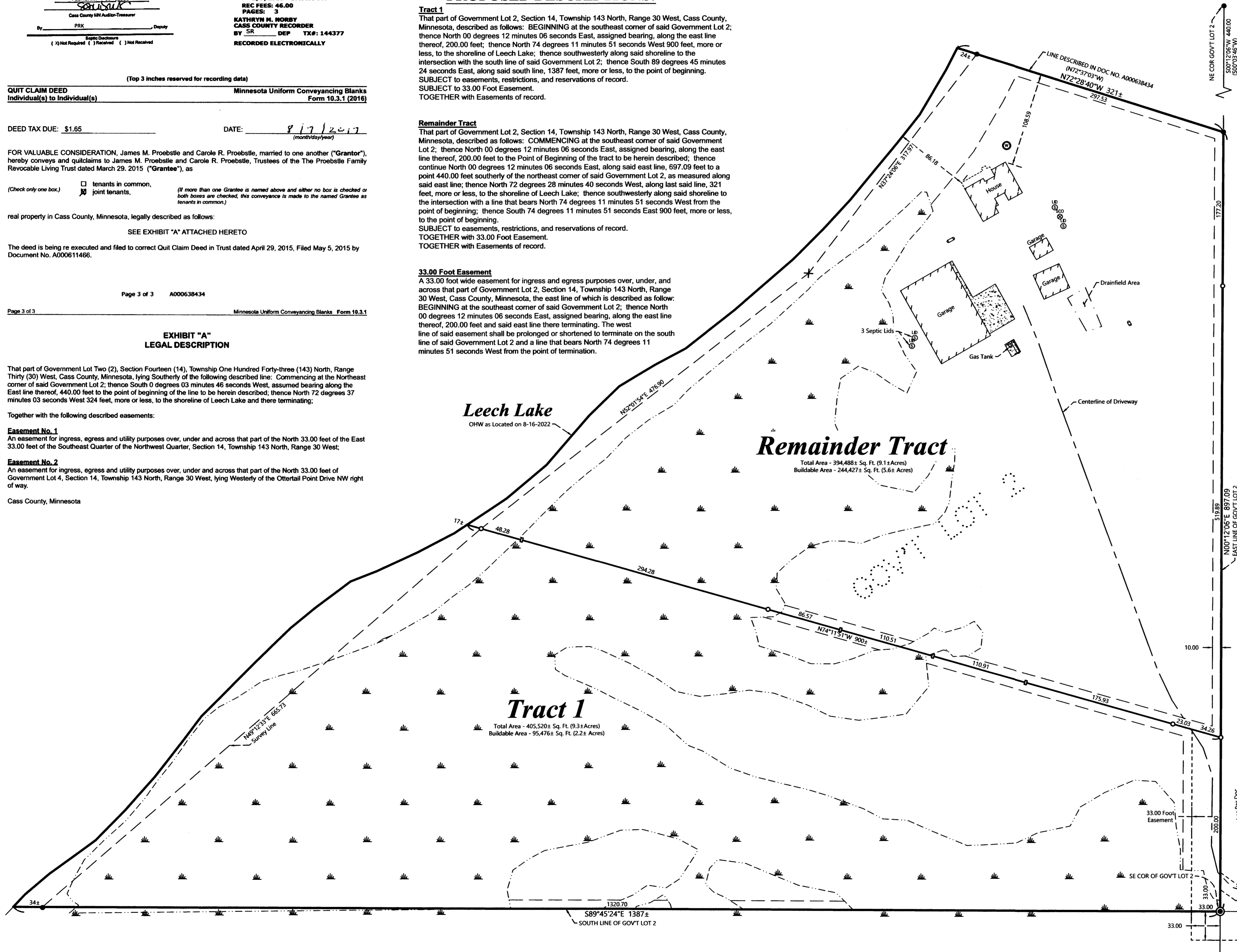
**PART OF GOVERNMENT LOT 2,
SECTION 14, TOWNSHIP 143 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA**

PROPOSED DESCRIPTIONS:

Tract 1
That part of Government Lot 2, Section 14, Township 143 North, Range 30 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Government Lot 2; thence North 00 degrees 12 minutes 06 seconds East, assigned bearing, along the east line thereof, 200.00 feet; thence North 74 degrees 11 minutes 51 seconds West 900 feet, more or less, to the shoreline of Leech Lake; thence southwesterly along said shoreline to the intersection with the south line of said Government Lot 2; thence South 89 degrees 45 minutes 24 seconds East, along said south line, 1387 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to 33.00 Foot Easement. TOGETHER with Easements of record.

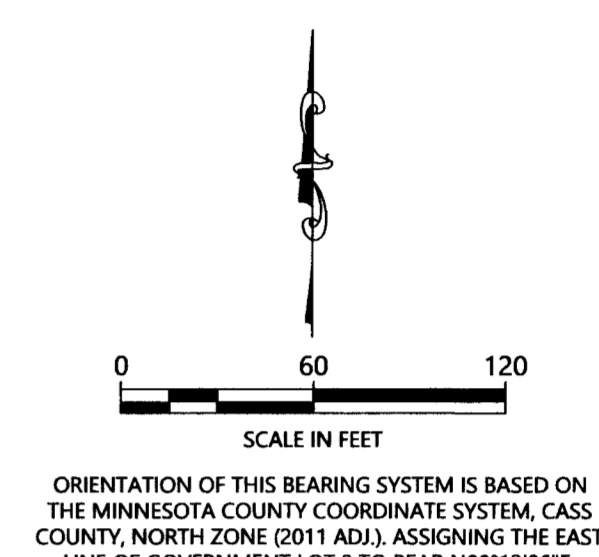
Remainder Tract
That part of Government Lot 2, Section 14, Township 143 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 2; thence North 00 degrees 12 minutes 06 seconds East, assigned bearing, along the east line thereof, 200.00 feet to the Point of Beginning of the tract to be herein described; thence continue North 00 degrees 12 minutes 06 seconds East, along said east line, 697.09 feet to a point 440.00 feet southerly of the northeast corner of said Government Lot 2, as measured along said east line; thence North 72 degrees 28 minutes 40 seconds West, along said east line, 321 feet, more or less, to the shoreline of Leech Lake; thence southwesterly along said shoreline to the intersection with a line that bears North 74 degrees 11 minutes 51 seconds East 900 feet, more or less, to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. TOGETHER with 33.00 Foot Easement. TOGETHER with Easements of record.

33.00 Foot Easement
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of Government Lot 2, Section 14, Township 143 North, Range 30 West, Cass County, Minnesota, the east line of which is described as follows: BEGINNING at the southeast corner of said Government Lot 2; thence North 00 degrees 12 minutes 06 seconds East, assigned bearing, along the east line thereof, 200.00 feet and said east line there terminating. The west line of said easement shall be prolonged or shortened to terminate on the south line of said Government Lot 2 and a line that bears North 74 degrees 11 minutes 51 seconds West from the point of termination.



NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 28-214-2101.
- Improvements other than those shown on this certificate, may exist that were not located during this survey.
- Wetlands as shown delineated by Patrick Reardon, Wetland Certification No.1295, on May 15, 2024.
- 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.
- 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.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.). ASSIGNING THE EAST LINE OF GOVERNMENT LOT 2 TO BEAR N00°12'06"E.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- ⊙ DENOTES EXISTING WELL
- ⊙⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊕ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING
- ▭▭ DENOTES EDGE OF EXISTING CONCRETE
- ⊖ DENOTES DELINEATED WETLAND(S)

REVISED:	ADD Tract 1	DATE	DESCRIPTION
1.	5-21-2024		

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 LIC. NO. 21367



CERTIFICATE OF SURVEY
Kurt Anderson
6104 Cloud Peak Drive
Rapid City, SD 57702

JOB NO. 22-165
DATE: 8-30-2022
SHEET NO. 1 OF 1