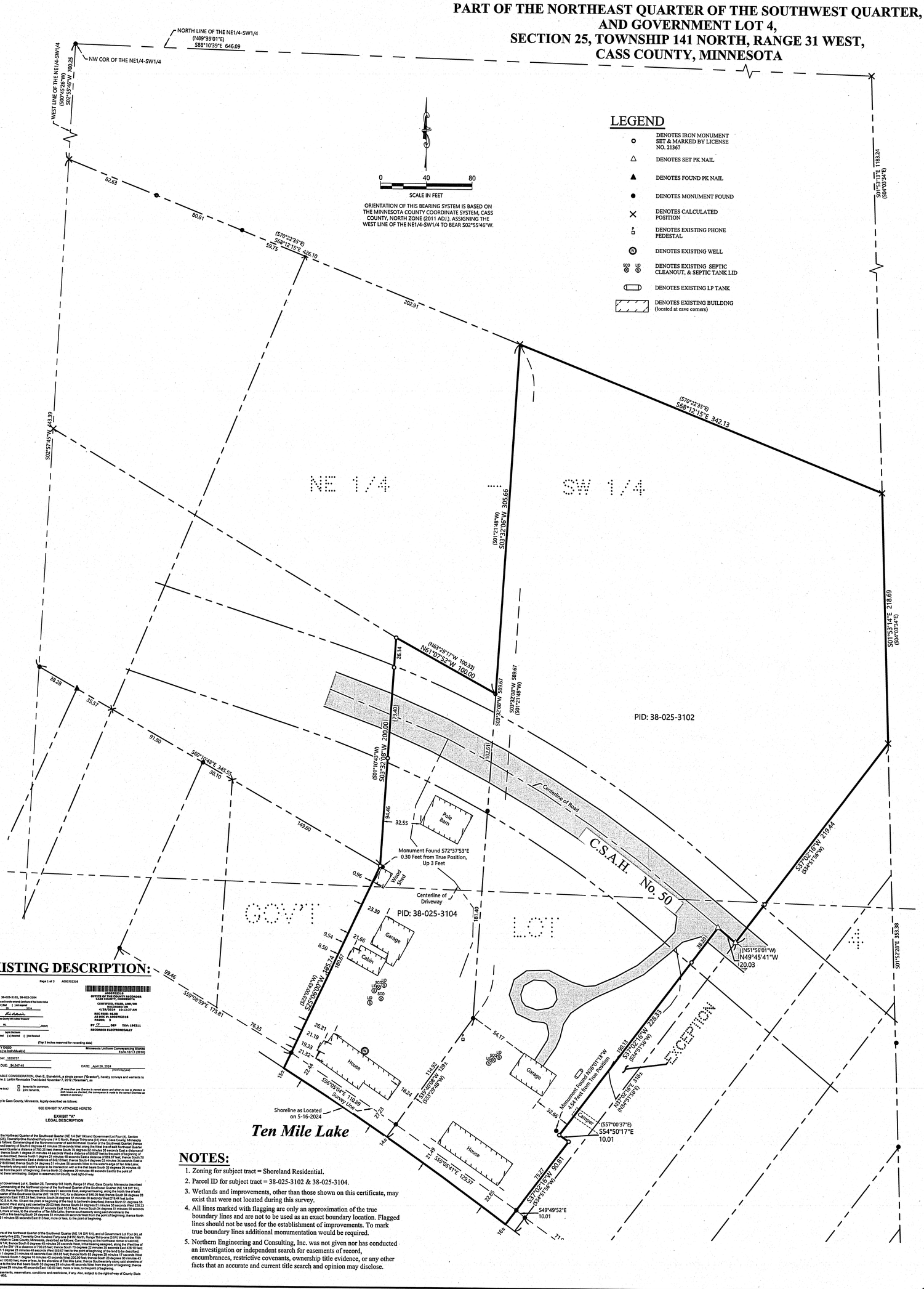
CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 141 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

Page 1 of 3 A00029235

38-025-3102, 38-025-3104
No delinquent taxes and transfer entered. Certificate of Real Estate Value
(VOID) (Verified) (Not Required)
4/25/2024 Mark Kaiser
Certificate of Real Estate Value Clerk

By _____ Deputy
Date Recorded
[ ] Not Required [ ] Entered [ ] Not Required

A00029235
OFFICE OF COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
4/25/2024 08:22:07 AM
REC FEES: 46.00
AS DOC #: A00029235
PAGES: 3
BY: JF ____ DEP TAX: 184311
RECORDED ELECTRONICALLY

(Top 3 Inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)
Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (05/08)

*CRV number: 1838597

DEED TAX DUE: 84,547.40 DATE: April 24, 2024
(mm/dd/yyyy)

FOR VALUABLE CONSIDERATION, Glen E. Stanskine, a single person ("Grantor"), hereby conveys and warrants to The Suzanne J. Larkin Revocable Trust dated November 7, 2012 ("Grantee"), as

(Check only one box.)
☐ tenants in common,
☐ joint tenants,
(If more than one Grantee is named above and either 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:

SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:
That part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and Government Lot Four (4), Section Twenty-five (25), Township One Hundred Forty-one (141) North, Range Thirty-one (31) West, Cass County, Minnesota described as follows: Commencing at the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence South 89 degrees 39 minutes 01 second East, assigned bearing, along the North line of said Northeast Quarter of the Southwest Quarter a distance of 646.09 feet; thence South 00 degrees 32 minutes 30 seconds East a distance of 305.65 feet; thence South 61 degrees 07 minutes 52 seconds West a distance of 100.00 feet; thence South 00 degrees 32 minutes 08 seconds West a distance of 200.00 feet; thence South 25 degrees 06 minutes 00 seconds West a distance of 285.74 feet; thence South 59 degrees 08 minutes 39 seconds East a distance of 175.81 feet; thence South 56 degrees 05 minutes 04 seconds East a distance of 110.85 feet; thence South 55 degrees 05 minutes 41 seconds East a distance of 128.37 feet; thence South 1 degree 21 minutes 48 seconds West a distance of 668.87 feet to the point of beginning of the land to be described; thence South 1 degree 21 minutes 48 seconds West 218.69 feet; thence South 37 degrees 02 minutes 16 seconds West a distance of 219.44 feet; thence South 34 degrees 51 minutes 56 seconds West a distance of 228.53 feet; thence South 37 degrees 02 minutes 16 seconds West a distance of 80.81 feet; thence Northwesterly along said water's edge to its intersection with a line that bears South 20 degrees 29 minutes 49 seconds West from the point of beginning; thence North 20 degrees 29 minutes 49 seconds East to the point of beginning; and there terminating. Subject to easement for County road right-of-way.

EXCEPT:

All that part of Government Lot 4, Section 25, Township 141 North, Range 31 West, Cass County, Minnesota described as follows: Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4); said Section 25; thence North 89 degrees 39 minutes 01 seconds East, assigned bearing, along the North line of said Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), for a distance of 646.09 feet; thence South 00 degrees 03 minutes 34 seconds East 1103.24 feet; thence South 34 degrees 51 minutes 56 seconds West 219.44 feet to the beginning of the land to be described; thence South 37 degrees 02 minutes 16 seconds West 228.53 feet; thence South 01 degrees 52 minutes 28 seconds East 353.38 feet; thence South 34 degrees 51 minutes 56 seconds West 228.53 feet; thence South 37 degrees 02 minutes 16 seconds West 80.81 feet; thence South 49 degrees 49 minutes 52 seconds East 10.01 feet; thence South 54 degrees 51 minutes 56 seconds West 10.01 feet; thence South 37 degrees 02 minutes 16 seconds West 76.37 feet; thence Northwesterly along said shoreline of Ten Mile Lake to the intersection with a line that bears South 24 degrees 51 minutes 56 seconds West from the point of beginning; thence North 34 degrees 51 minutes 56 seconds East 313 feet, more or less, to the point of beginning.

Parcel 2:
Those portions of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), and of Government Lot Four (4), all of Section Twenty-five (25), Township One Hundred Forty-one (141) North, Range Thirty-one (31) West of the Fifth Principal Meridian, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said NE 1/4 of the SW 1/4; thence South 2 degrees 45 minutes 28 seconds West, initial bearing, along the West line of said NE 1/4 of the SW 1/4 a distance of 700.25 feet; thence South 70 degrees 22 minutes 35 seconds East 426.10 feet; thence South 1 degree 21 minutes 48 seconds West 668.87 feet to the point of beginning of the land to be described; thence North 1 degree 21 minutes 48 seconds East 283.57 feet; thence North 63 degrees 28 minutes 17 seconds West 100.33 feet; thence South 1 degree 21 minutes 48 seconds West 200.00 feet; thence South 25 degrees 06 minutes 00 seconds West 190.00 feet, more or less, to the shoreline of Ten Mile Lake; thence Southeasterly along said shoreline of Ten Mile Lake to the line that bears South 33 degrees 29 minutes 49 seconds West from the point of beginning; thence North 33 degrees 29 minutes 49 seconds East 100.00 feet, more or less, to the point of beginning.
Subject to easements, reservations, conditions and restrictions, if any. Also, subject to the right-of-way of County State Aid Highway #50.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-025-3102 & 38-025-3104.
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.

SHEET NO. 1 OF 1
JOB NO. 24-090
DATE: 7-18-2024

CERTIFICATE OF SURVEY
Suzanne Larkin
P.O. Box 430
Hackensack, MN 56452

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

TERRY L. FREEMAN 7-18-24
LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY