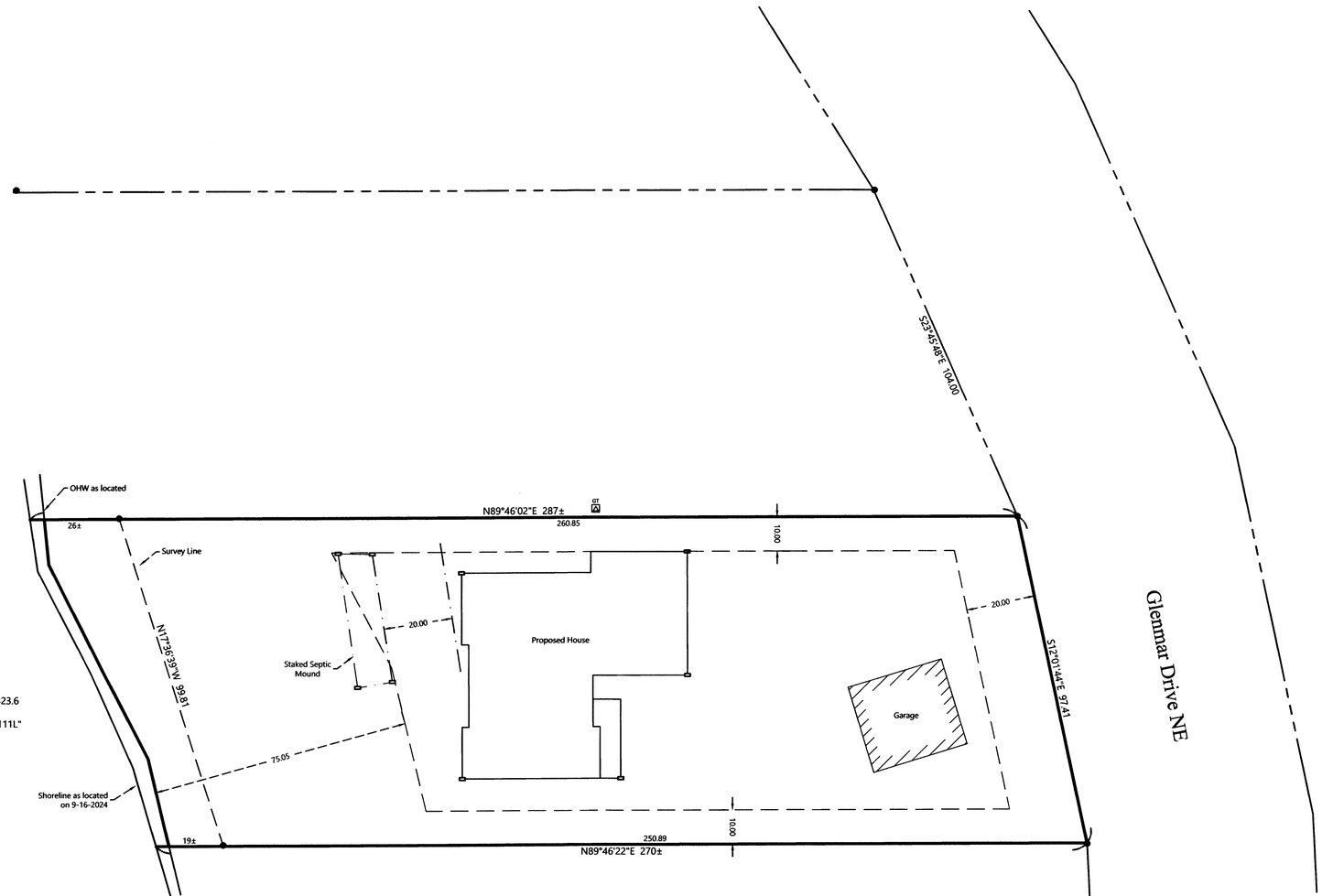
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 5,
SECTION 05, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



Woman Lake
General Development

LAKE ELEVATION = 1323.13 / 9-16-2024

ORDINARY HIGH WATER ELEVATION = 1323.6

BENCHMARK: MN Geodetic Data Sheet "111L"

BASED ON NGVD29

EXISTING DESCRIPTION:

46-005-1406
No delinquent taxes and transfer entered; Certificate of Real Estate Value
[ ] filed [ ] not required
AUGUST 28 , 2024
Cass County MN Auditor-Treasurer
By _____ Deputy
Septic Disclosure
[ ] Not Required [x] Received [ ] Not Received

A00705328
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
8/28/2024 3:53:13 PM
REC FEES: 46.00
AS DOC #: A00705328
PAGES: 3
BY SP DEP TX#: 198702
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED
by Individual Trustee

eCRV Number: 1686252

DEED TAX DUE: $990.00 DATE: August 1, 2024

FOR VALUABLE CONSIDERATION, Carol A. Guzzo, as Trustee of the Carol A. Guzzo Trust dated December 19, 2008 ("Grantor"), hereby conveys and quitclaims to Richard L. Guzzo and Lori A. Guzzo, married to each other ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

See Exhibit A attached hereto.

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Page 3 of 3 TRUSTEE'S DEED

Exhibit A

That part of Government Lot 5, Section 5, Township 140, Range 28, described as follows: commencing at the southeast corner of said Lot 5; thence West 1289.15 feet along the south line of said Lot 5 to the westerly right of way line of the public road; thence North 60 degrees 42 minutes East 190.37 feet along said right of way line; thence North 39 degrees 53 minutes *126.90 feet along said right of way line; thence North 30 degrees 54 minutes 30 seconds East 113.00 feet along said right of way line; thence North 17 degrees 27 minutes East 102.07 feet along said right of way line; thence North 12 degrees 55 minutes East 99.92 feet along said right of way line; thence North 8 degrees 59 minutes East 100.91 feet along said right of way line; thence North 2 degrees 34 minutes West 99.78 feet along said right of way line to the point of beginning of the tract to be described; thence North 11 degrees 48 minutes West 97.41 feet along said right of way line; thence West 277 feet, more or less, to the shore of Woman Lake; thence southeasterly 100 feet, more or less, along said shore to the point on said shore which is due west from the point of beginning; thence East 282 feet, more or less, to the point of beginning, Cass County, Minnesota.

*East

0 20 40
SCALE IN FEET

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
- DENOTES CALCULATED POSITION
- DENOTES SET LATH
- GT — DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING BUILDING

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-005-1406.
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.

REVISIONS:

NO.	DATE	DESCRIPTION	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.

Date: 9/19/24

TERRY L. FREEMAN LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Lake Region Builders
4670 N. Rice Lake Rd NE
Longville, MN 56655

JOB NO. 24-188
DATE: 9-19-2024

SHEET NO.
1 OF 1