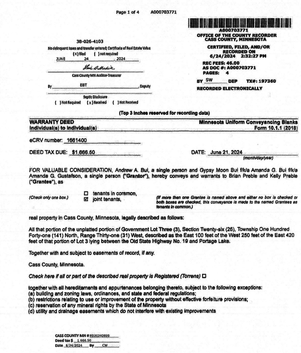
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 26, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:



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38-026-4103
(Abstract/Torrens property shall be registered with the Registrar of Title)
[ ] CRA [ ] Abstract [ ] Torrens
Certified filed and/or recorded on 4/30/2024
Certificate No. 1554
Cass County Auditor/Treasurer
By _____ Deputy
Taxes Delinquent [ ] Yes [ ] No
Special Assessments [ ] Yes [ ] No

A00078371
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
4/30/2024 2:53:03 PM
Document ID: A00078371
PAGES: 4
MF TM SDP TAX: 197300
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2018)

eCRV number: 1061400

DEED TAX DUE: $1,866.00

DATE: June 21, 2024
(Month/Day/Year)

FOR VALUABLE CONSIDERATION, Andrew A. But, a single person and Gypsy Moon Bul f/k/a Amanda G. Bul f/k/a Amanda G. Gustafson, a single person ("Grantor"), hereby conveys and warrants to Brian Preble and Kelly Preble ("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, the conveyance is made to the normal Grantees as tenants in common.)

real property in Cass County, Minnesota, legally described as follows:

All that portion of the unplatted portion of Government Lot Three (3), Section Twenty-six (26), Township One Hundred Forty-one (141) North, Range Thirty-one (31) West, described as the East 122 feet of the West 250 feet of the East 420 feet of that portion of Lot 3 lying between the Old State Highway No. 19 and Portage Lake.

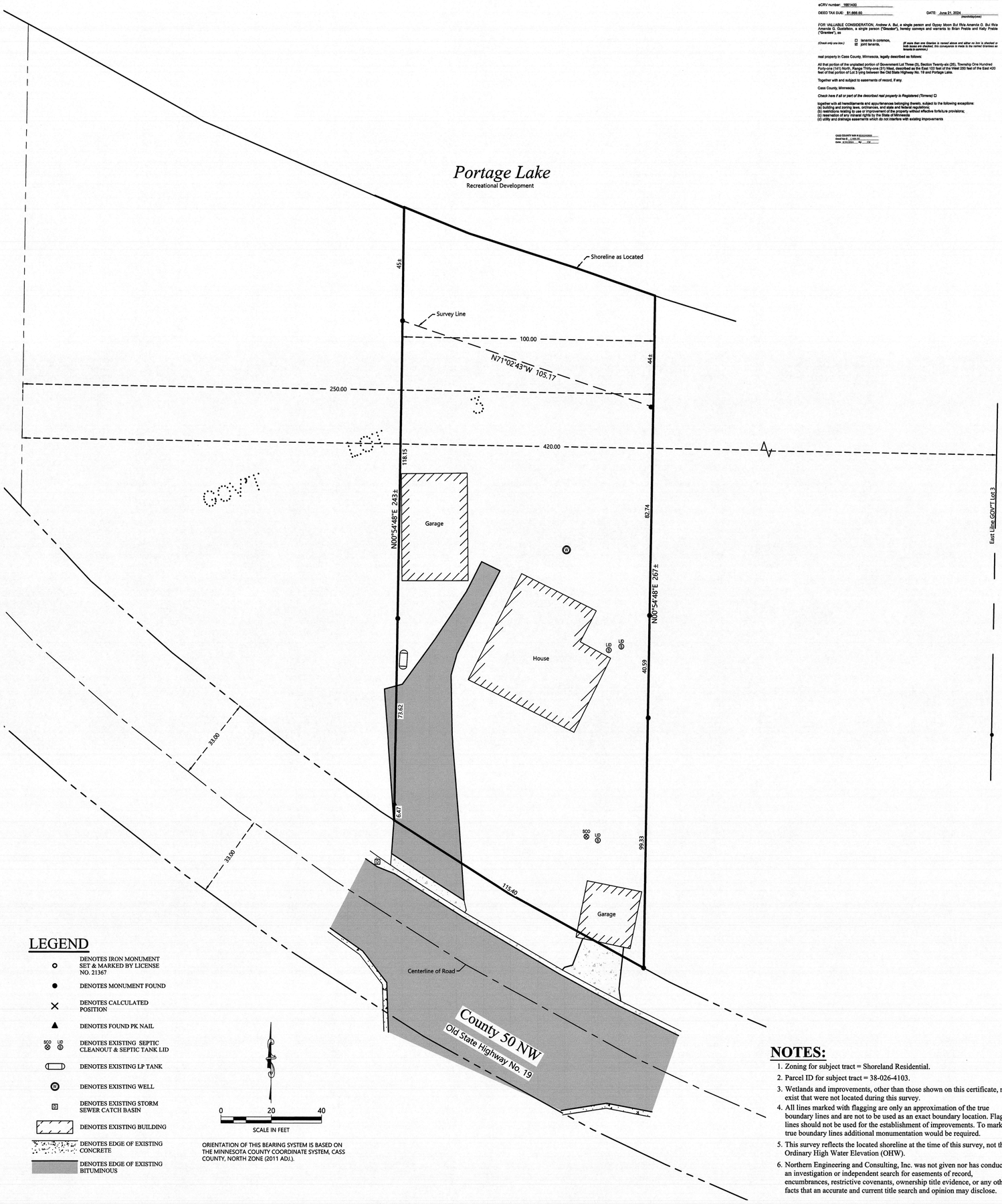
Together with and subject to easements of record, if any.

Cass County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments 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

CASS COUNTY MN # 00000000
Deed Tax # 1,866.00
Date: 6/21/2024 By: CW



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES FOUND PK NAIL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- DENOTES EXISTING WELL
- DENOTES EXISTING STORM SEWER CATCH BASIN
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING BITUMINOUS

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.).

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-026-4103.
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 (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.

SHEET NO. 1 OF 1

JOB NO. 24-168
DATE: 9-30-2024

CERTIFICATE OF SURVEY
Brian Preble
5504 County 50 NW
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.

9/30/24

TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY