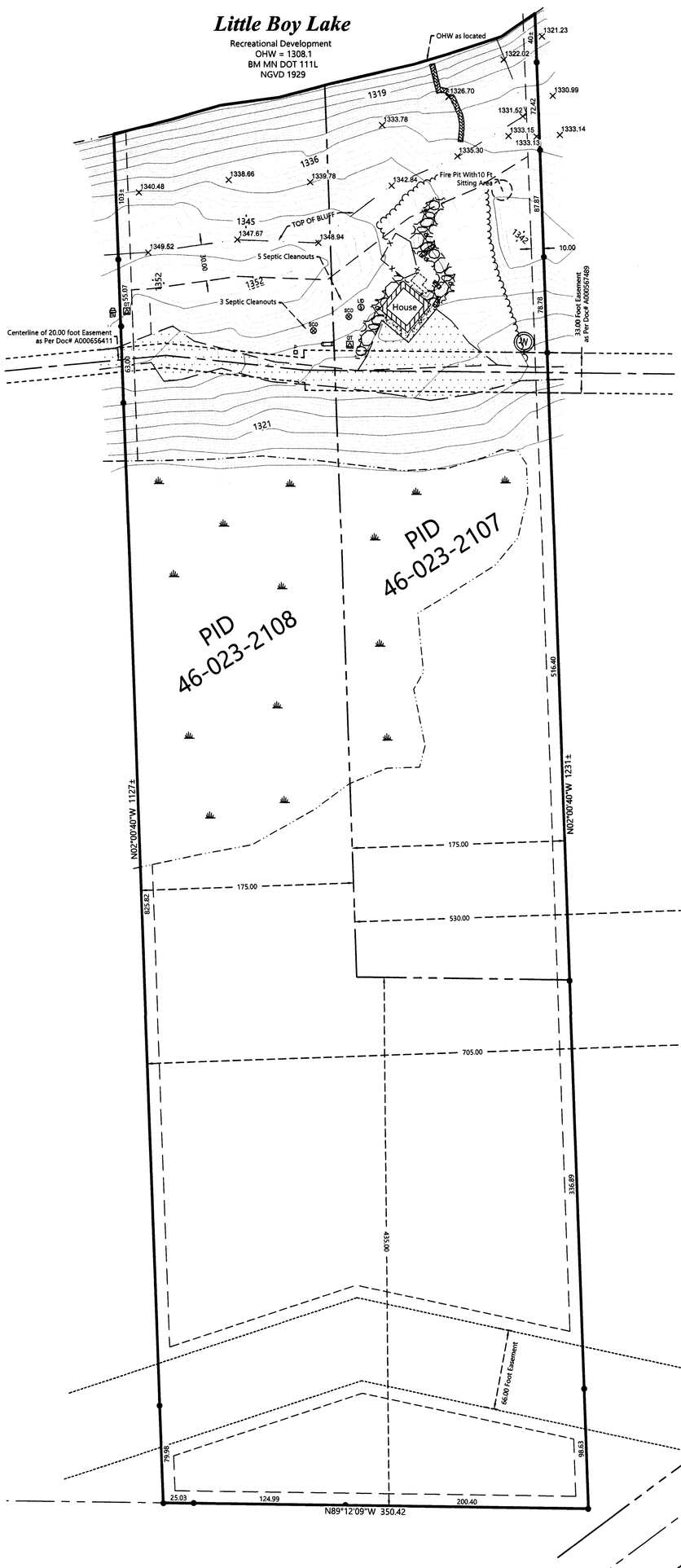
CERTIFICATE OF SURVEY

PART OF THE GOVERNMENT LOT 1,
SECTION 23, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

No delinquent taxes and transfer entered; Certificate of Real Estate Value [x] filed [ ] not required
APR20, 11 2024
Cass County MN Auditor-Treasurer
By ML Deputy
Septic Disclosure
[ ] Not Required [x] Received [ ] Not Received

A000701921
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
4/11/2024 1:17:06 PM
RSC FEES: 46.00
AS DOC #: A000701921
PAGES: 3
BY SF DEP TX#: 195886
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)
Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2016)

eCRV number: 1635746
DEED TAX DUE: $904.00
DATE: April 5, 2024

FOR VALUABLE CONSIDERATION, Troy A. Peterson and Elizabeth A. Peterson, married to each other ("Grantor"), hereby conveys and warrants to Shawn Quant ("Grantee"), as

EXHIBIT "A"

WEST TRACT

The West 175.00 feet of the East 705.00 feet of Government Lot 1, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota.

AND

The South 435.00 feet of the West 175.00 feet of the East 530.00 feet of said Government Lot 1, Section 23, Township 140 North, Range 28 West, Cass County, Minnesota.

Split From 46-023-2107-and To be Comb To 46-023-2108 Remainder of 2107 in
Certificate of Real Estate Value
[X] filed [ ] not required
Date: November 9, 2021
SANDRA NORKLAND
Cass County MN Auditor-Treasurer
By
Septic Disclosure
[ ] Not Required [X] Received [ ] Not Received

A000678914
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
11/10/2021 9:50:42 AM
AS DOC #: A000678914
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NC Dep TX#: 179901

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED
by Individual Trustee
Minnesota Uniform Conveyancing Blanks
Form 10.4.1 (2016)

eCRV number: 1315725
DEED TAX DUE: $1,749.00
DATE: September 24, 2021 (mm/dd/yyyy)

FOR VALUABLE CONSIDERATION, Elizabeth A. Peterson, as Trustee of Elizabeth A. Peterson Revocable Intervivos Trust dated December 4, 2007 ("Grantor"), hereby conveys and quitclaims to Shawn C. Quant ("Grantee"), as

East Tract
That part of the West 175.00 feet of the East 530.00 feet of Government Lot One (1), Section Twenty-three (23), Township One Hundred Forty (140) North, Range Twenty-eight (28) West, Cass County, Minnesota, lying north of the South 435.00 feet thereof;

0 50 100
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 EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING LP TANK
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING ROCK BED
- DENOTES STAIRS
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF LAWN
- DENOTES EXISTING FENCE LINE
- 1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
- DENOTES DELINEATED WETLAND(S)

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-023-2108 & 46-023-2107.
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. 24-158
DATE: 10-30-2024

CERTIFICATE OF SURVEY
Shawn Quant
5305 Clinton Ave
Minneapolis, MN 55419

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.

10/16/24
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY