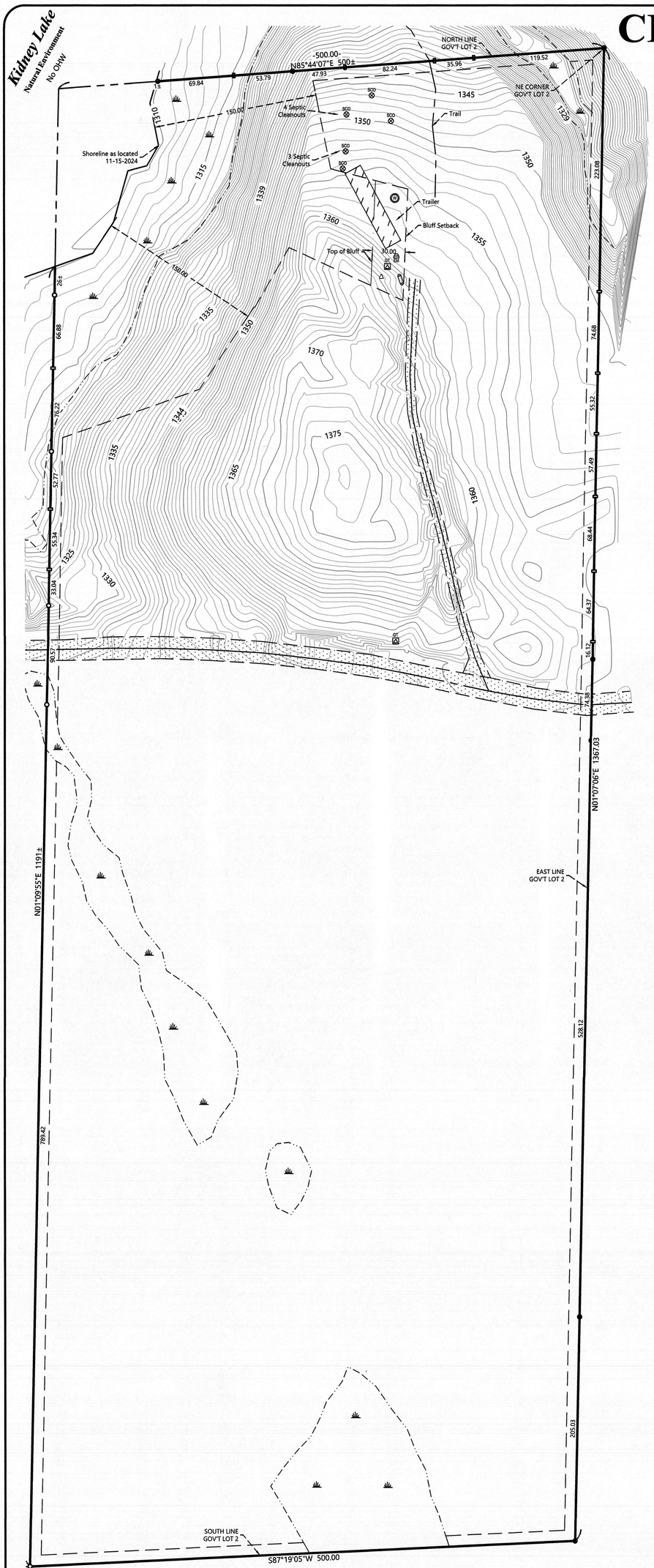
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 140 NORTH, RANGE 26 WEST, CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

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42-027-2201

No delinquent taxes and transfer entered; Certificate of Real Estate Value (x) filed [ ] not required

Sec 6th 2024

Cass County Auditor-Treasurer

By DRH, Deputy

Septic Disclosure

[ ] Not Required [x] Received [ ] Not Received

A000705584
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
9/6/2024 12:44:49 PM
REC FEES: 46.00
AB DOC #: A000705584
PAGES: 3
BY KF DEP TX#: 198900
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.6 (2013)

eCRV number: 1686651

DEED TAX DUE: $726.00

DATE: September 06, 2024 (month/day/year)

FOR VALUABLE CONSIDERATION, Jerry J. Froelich and Pamela A. Froelich, married to one another ("Grantor"), hereby convey(s) and warrant(s) to Bryan C. Kinghorn and Michele M. Kinghorn ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows

SEE EXHIBIT "A" ATTACHED HERETO

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

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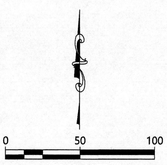
Minnesota Uniform Conveyancing Blanks Form 10.1.6

EXHIBIT "A"
LEGAL DESCRIPTION

The East 500 feet of North 1,320 feet of Government Lot Two (2), Section Twenty-seven (27), Township One Hundred Forty (140), Range Twenty-Six (26), more particularly described as follows: Beginning at the Northeast corner of Lot 2 of Section 27, Township 140, Range 26 running thence West to a point on the North line of said Lot 2 distant 500 feet from the said Northeast corner of said Lot 2 measured on a straight line between said two points; thence South, at right angles, a distance of 1,320 feet to the South line of said Lot 2; thence East, along the South line of said Lot, a distance of 500 feet, to the Southeast corner of said Lot 2; thence North, along the East line of said Lot 2 to the Northeast corner thereof, the place of beginning.

Cass County, Minnesota

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



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
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING LP TANK
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES DELINEATED WETLAND(S)
- DENOTES EXISTING BUILDING
- DENOTES BLUFF & LAKE SETBACK FLAG SN/AR 8-20-2024

NOTES:

1. Zoning for subject tract = Shoreland Residential .
2. Parcel ID for subject tract = 42-027-2201.
3. Improvements, other than those shown on this certificate, may exist that were not located during this survey.Wetlands as shown delineated by Patrick Reardon, Wetlands Certification No. 1259, on Nov. 1, 2024.
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. There is no OHW on Kidney Lake.
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. 24-229
DATE 11-21-2024

CERTIFICATE OF SURVEY
Bryan Kinghorn
2731 S. 96th St.
Omaha, NE 68124

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 11/21/24 LIC. NO. 21367

REVISIONS:

NO	DATE	DESCRIPTION	BY