CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 7,
SECTION 11, TOWNSHIP 141 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

CUSTOMER DESCRIPTION:

38-011-1223
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (x) not required
AUGUST 26 2015
Shawn K. Anderson
County Auditor
by: Lily Small, Deputy

A000593828
OFFICE OF THE COUNTY RECORDER
CERTIFIED, FILED AND/OR RECORDED ON
8/26/2013 1:16:13 PM
AS DOC #: A000593828
PAGES: 3
REC FEES: 25.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
by: Deputy

LIMITED WARRANTY DEED
Individuals to Trustees

DEED TAX DUE: $1.65

Date: August 16, 2013

FOR VALUABLE CONSIDERATION, James C. Osberg and Susan K. Osberg, his spouse, Grantors, convey and quitclaim to: (a) James C. Osberg and Susan K. Osberg, as Trustees of the JAMES C. OSBERG Revocable Trust under Agreement dated August 16, 2013, and (b) Susan K. Osberg and James C. Osberg, as Trustees of the SUSAN K. OSBERG Revocable Trust under Agreement dated August 16, 2013, Grantees, to each an undivided one-half (1/2) interest, in that real property located in Cass County, Minnesota, described as follows:

See attached Exhibit A,

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EXHIBIT A
TO
LIMITED WARRANTY DEED

LEGAL DESCRIPTION

In Section 11, Township 141 North, Range 31 West.

That part of Gov. Lot 7 lying ETy of the road to Christmas Point, described as follows: Commence at a found 1/2" rebar on the N. 1/16 line of Sec. 11 that lies N. 89°41' E. a distance of 1,313.26' from the NW corner of the SW1/4 of SE1/4 of said Sec. 11; thence N. 0°27' E. for 168.70' to an iron monument; thence N. 39°11' E. for 133.85' to an iron monument; the point of beginning of the tract to be described herein; thence N. 39°11' E. for 320'; thence N. 0°52' W. for 220.54'; thence N. 22°13' E. for 140.58'; thence N. 84°45' E. for 136.70' to a point on the shore of Leech Lake; thence S'ly and W'ly along said shore to a point on said shore that bears S. 42°08' E. from the point of beginning; thence N. 42°08' W. for 143.77', more or less, to the point of beginning.

This tract contains 2.12 acres, more or less, and is subject to reservations, restrictions, and easements that are of record.

NEIGHBOR DESCRIPTION:

38-011-1921
No delinquent taxes and transfer entered; Certificate of Real Estate Value
filed ( ) not required
JAN 07 2012
Shawn K. Anderson
By: Mary Schofield, Deputy
Deputy Auditor
( ) Received - ( ) Not Received

A000577314
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
01/27/2012 09:41:52 AM
AS DOC #: A000577314
PAGES: 4 REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER

CRV # 8822

DEED TAX DUE: $ 712.80

Date: 1-30-2012

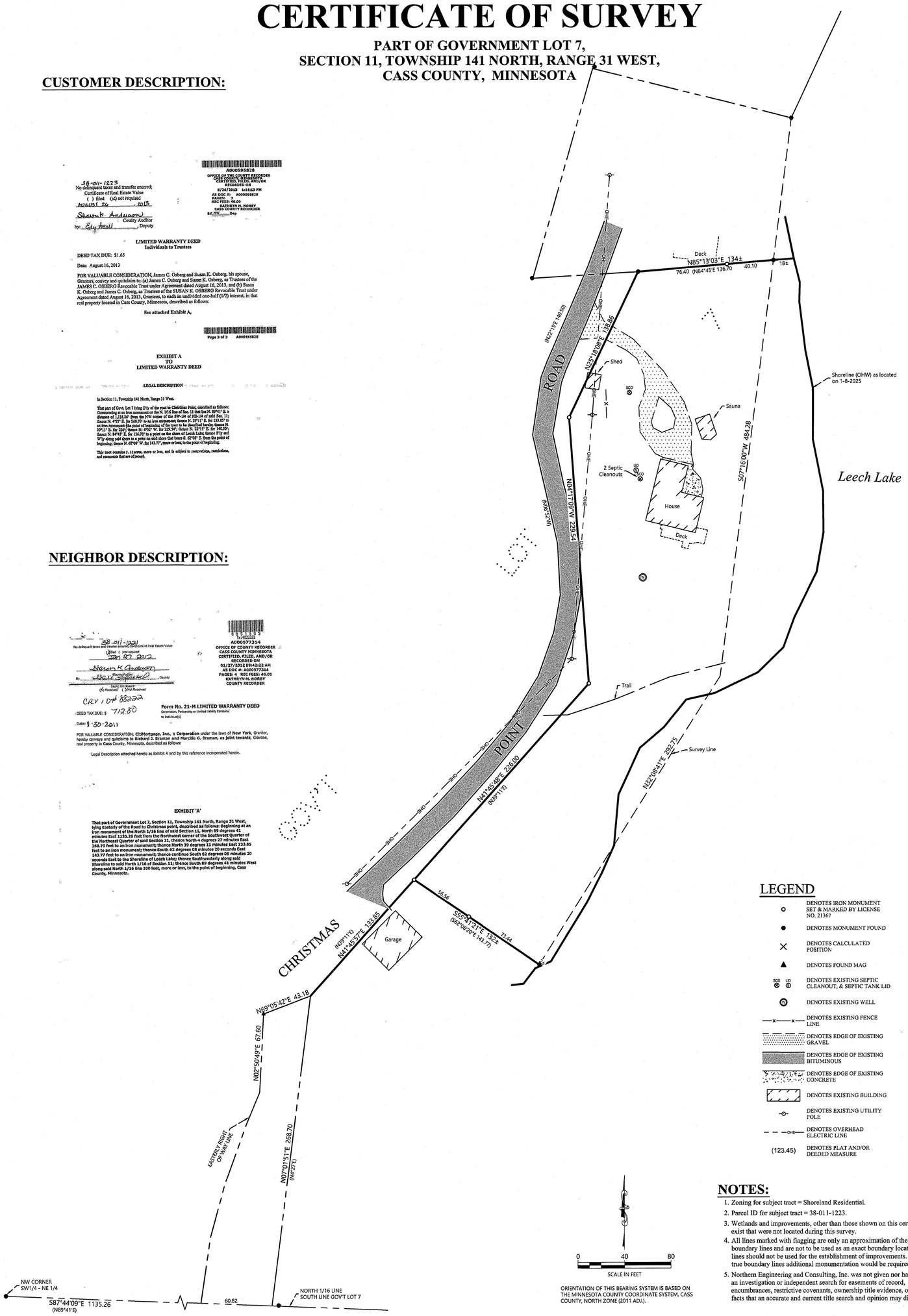
Form No. 21-M LIMITED WARRANTY DEED
Corporation, Partnership or Limited Liability Company
to Individual(s)

FOR VALUABLE CONSIDERATION, **CitiMortgage, Inc., a Corporation** under the laws of **New York**, Grantor, hereby conveys and quitclaims to **Richard J. Braman and Marcille G. Braman, as joint tenants**, Grantee, real property in **Cass** County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

EXHIBIT 'A'

That part of Government Lot 7, Section 11, Township 141 North, Range 31 West, lying Easterly of the Road to Christmas point, described as follows: Beginning at an iron monument of the North 1/16 line of said Section 11, North 89 degrees 41 minutes East 1135.26 feet from the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 11, thence North 4 degrees 27 minutes East 268.70 feet to an iron monument; thence North 39 degrees 11 minutes East 133.85 feet to an iron monument; thence South 62 degrees 49 minutes 20 seconds East 143.77 feet to an iron monument; thence continue South 62 degrees 08 minutes 20 seconds East to the Shoreline of Leech Lake; thence Southwesterly along said Shoreline to said North 1/16 of Section 11; thence South 89 degrees 41 minutes West along said North 1/16 line 100 feet, more or less, to the point of beginning, Cass County, Minnesota.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES FOUND MAG
- DENOTES EXISTING SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING WELL
- DENOTES EXISTING FENCE LINE
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EXISTING BUILDING
- DENOTES EXISTING UTILITY POLE
- DENOTES OVERHEAD ELECTRIC LINE
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

0 40 80
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 = 38-011-1223.
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. 24-253
DATE: 1-13-2025

CERTIFICATE OF SURVEY
Jim Osberg
6879 Alpine Trail
Eden Prairie, MN 55346

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 J FREEMAN LIC. NO. 21367 1/13/25

REVISIONS:		
NO	DATE	DESCRIPTION	BY