CERTIFICATE OF SURVEY

GOVERNMENT LOT 9 AND PART OF GOVERNMENT LOT 10, SECTION 15, TOWNSHIP 139 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA

EXISTING LEGAL DESCRIPTION

Form No. 28-M — QUIT CLAIM DEED — Minnesota Uniform Conveyancing Blanks (1/15/97) — Miller-Davis Co., St. Paul, MN

Individual(s) or Corporation, Partnership or Limited Liability Company 32-015-4100

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (X) not required. Certificate of Real Estate Value No.

July 22, 2002
Date
Sharon K. Anderson
County Auditor
by: BG
Deputy

DEED TAX DUE: $ 1.65

Date: December 1, 2001

Abstract Document #452751

OFFICE OF COUNTY RECORDER

State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 22nd day of July A.D. 20 02 at 9:05 O'clock A.M. and was duly recorded as Micro Doc. No. 452751
Kathleen M. Norby
COUNTY RECORDER

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Robert P. Theisen, and Frances Theisen aka Frances A. Theisen, Husband and Wife, Grantor(s),

(marital status)

hereby convey(s) and quitclaim(s) to Michael J. Theisen, as Trustee of the Indian Point Trust, Grantee, a Trust under the laws of Minnesota;

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

The remainder interest in the real property described hereinafter, but reserving to the Grantors, and each of them, a Life Estate therein, with an unqualified right to occupy said premises for the lifetime of each of said Grantors. Said real property is described as:

GOVERNMENT LOT 9, SECTION FIFTEEN (15), TOWNSHIP ONE HUNDRED THIRTY-NINE (139), RANGE TWENTY-NINE (29), AND THE WEST 20 FEET OF THE SOUTH 1,100 FEET OF GOVERNMENT LOT 10, SECTION FIFTEEN (15), TOWNSHIP ONE HUNDRED THIRTY-NINE (139), RANGE TWENTY-NINE (29).and (Continued on back hereof) together with all hereditaments and appurtenances.

Check box if applicable:
☐ The Seller certifies that the seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document.
I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

CASS COUNTY, MN # 1717
Deed tax $ 1.65
Date 07-22-02 By BG

Robert P. Theisen

Frances Theisen aka Frances A. Theisen

STATE OF MINNESOTA
COUNTY OF Hennepin } ss.

This instrument was acknowledged before me on December 1, 2001
by Robert P. Theisen, and Frances Theisen aka Frances A. Theisen, Husband and Wife, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)
JOHN M. JAMES
NOTARY PUBLIC
My Comm. Expires Jan. 31, 2005

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens) ☐

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

John M. James
Attorney at Law
4910 IDS Tower
Minneapolis, MN 55402
(612) 332-8211

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

No change

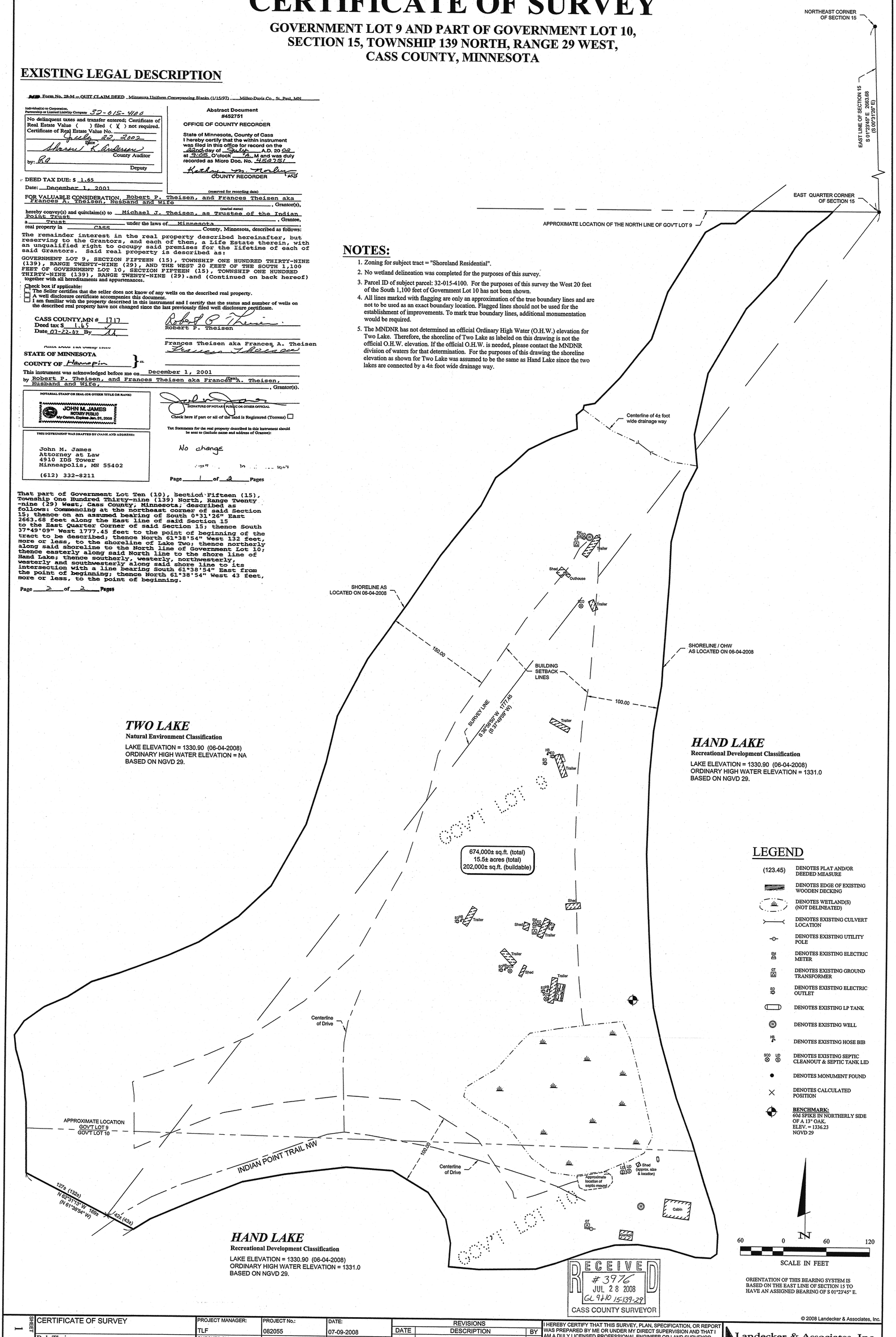
Page 1 of 2 Pages

That part of Government Lot Ten (10), Section Fifteen (15), Township One Hundred Thirty-nine (139) North, Range Twenty-nine (29) West, Cass County, Minnesota, described as follows: Commencing at the northeast corner of said Section 15; thence on an assumed bearing of South 0°31'26" East 2663.68 feet along the East line of said Section 15 to the East Quarter Corner of said Section 15; thence South 37°49'09" West 1777.45 feet to the point of beginning of the tract to be described; thence North 61°38'54" West 132 feet, more or less, to the shoreline of Lake Two; thence northerly along said shoreline to the North line of Government Lot 10; thence easterly along said North line to the shore line of Hand Lake; thence southerly, westerly, northwesterly, westerly and southwesterly along said shore line to its intersection with a line bearing South 61°38'54" East from the point of beginning; thence North 61°38'54" West 43 feet, more or less, to the point of beginning.

Page 2 of 2 Pages

NOTES:

1. Zoning for subject tract = "Shoreland Residential".
2. No wetland delineation was completed for the purposes of this survey.
3. Parcel ID of subject parcel: 32-015-4100. For the purposes of this survey the West 20 feet of the South 1,100 feet of Government Lot 10 has not been shown.
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. The MNDNR has not determined an official Ordinary High Water (O.H.W.) elevation for Two Lake. Therefore, the shoreline of Two Lake as labeled on this drawing is not the official O.H.W. elevation. If the official O.H.W. is needed, please contact the MNDNR division of waters for that determination. For the purposes of this drawing the shoreline elevation as shown for Two Lake was assumed to be the same as Hand Lake since the two lakes are connected by a 4± foot wide drainage way.



LEGEND

(123.45)	DENOTES PLAT AND/OR DEEDED MEASURE
	DENOTES EDGE OF EXISTING WOODEN DECKING
	DENOTES WETLAND(S) (NOT DELINEATED)
	DENOTES EXISTING CULVERT LOCATION
	DENOTES EXISTING UTILITY POLE
E/M	DENOTES EXISTING ELECTRIC METER
GT	DENOTES EXISTING GROUND TRANSFORMER
E/O	DENOTES EXISTING ELECTRIC OUTLET
	DENOTES EXISTING LP TANK
W	DENOTES EXISTING WELL
HB	DENOTES EXISTING HOSE BIB
SCO SCL	DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
●	DENOTES MONUMENT FOUND
×	DENOTES CALCULATED POSITION
	BENCHMARK: 60d SPIKE IN NORTHERLY SIDE OF A 13" OAK. ELEV. = 1336.23 NGVD 29

N

60 0 60 120
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF SECTION 15 TO HAVE AN ASSIGNED BEARING OF S 01°23'45" E.

RECEIVED
#3976
JUL 28 2008
GL 9-10 15-139-29
CASS COUNTY SURVEYOR

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SHEET 1 OF 1	CERTIFICATE OF SURVEY Bob Theisen 1343 Indian Point Trail NW Pine River, Minnesota 56474	PROJECT MANAGER: TLF	PROJECT No.: 082055	DATE: 07-09-2008	REVISIONS DATE / DESCRIPTION / BY	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	Landecker & Associates, Inc. Engineering · Surveying · Planning Walker, MN 56484 Phone: 218-547-1296 Fax: 218-547-2272
		CHECKED BY: TLF	FILE NAME: C082055.dwg	SCALE: HORZ. 1" = 60'		Terry L. Freeman, PLS #21367 DATE 7/9/08 LIC. NO. 21867	
		DRAWN BY: WAG	FIELD BOOK: BOOK 296 PG. 40	VERT. NONE			