

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 6,
SECTION 7, TOWNSHIP 141 NORTH, RANGE 27 WEST,
CASS COUNTY, MINNESOTA

EXISTING LEGAL DESCRIPTION

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE

A000514263
OFFICE OF COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED
06/16/2008 12:56:55PM
AS DOC #: A000514263
PAGE#:
REC FEES: \$46.00

05-356-0160 & 18-007-4203
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() filed (X) not required
By: *Sharon K. Anderson*
County Auditor
Deputy

KATHRYN H. HOBBS
COUNTY RECORDER
By: *Kathryn H. Hobbs*
Deputy

304 - QUIT CLAIM DEED (Top 3 inches Reserved for Recording Date) Minn/Draft Co. • St. Paul, MN 55154-1588
Individual(s) to Joint Tenants Minnesota Uniform Conveying Blanks (1/15/97)

DEED TAX DUE: \$ 1.65
Date: *June 14, 2008*
FOR VALUABLE CONSIDERATION, Audrey Jean Tobiason, a/k/a Audrey J. Tobiason, a widow and not remarried (married name)
Grantor, hereby conveys and quitclaims to Carole L. Borch, Arthur D. Tobiason and Allen C. Tobiason (married name)
Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:
Lots Ten (10) and Eleven (11), Block One (1), HARKERS SECOND ADDITION TO REMER, according to the map or plat thereof on file and of record in the office of the County Recorder in and for Cass County, Minnesota and
That part of Government Lot Six (6), Section Seven (7), Township One Hundred Forty-one (141) North, Range Twenty-seven (27) West, Cass County, Minnesota, described as follows: Beginning at the Northwest corner of said Government Lot Six (6); thence South 4 degrees 00 minutes East 786.6 feet along the West line of said Government Lot 6 to an iron pipe on the shore of Long Lake; thence North 89 degrees 54 minutes East 100 feet along the shore of said lake; thence South 62 degrees 53 minutes East 200 feet along the shore of said lake; thence North 2 degrees 10 minutes West to the North line of said Government Lot Six (6); thence westerly along the North line of said Government Lot Six (6), 300 feet to the place of beginning.
Total Consideration is \$500.00 or less.
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 # 1457
Deed tax \$ 1.65
Date *June 14, 2008* By *cmj*

STATE OF MINNESOTA
COUNTY OF IASCA
This instrument was acknowledged before me on *June 14, 2008*
by Audrey Jean Tobiason, a/k/a Audrey J. Tobiason, a widow and not remarried.

NOTARIAL STAMP OR SEAL FOR OTHER TITLE OR BRAND
"FIDELITY" A. L. FIDELITY
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES
JANUARY 31, 2015
THIS INSTRUMENT WAS CREATED BY QUILL AND ADDRESS:
Dinich, Swanson & Sterle
John P. Dinich
Attorney at Law
102 NE Third Street, Suite 120
Grand Rapids, MN 55744
218-326-9646
#22962
Audrey Tobiason
409 Dale Drive SE
Remer, MN 56617-5672
Check here if part or all of the land is Registered (Taxes)
The documents for the real property described in this instrument should be sent to (include name and address of Grantee):

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PROPOSED DESCRIPTIONS

WEST TRACT

The West 155.00 feet of Government Lot 6, Section 7, Township 141 North, Range 27 West, Cass County, Minnesota.

SUBJECT to easements, restrictions, and reservations of record.

EAST TRACT

The East 145.00 feet of the West 300.00 feet of Government Lot 6, Section 7, Township 141 North, Range 27 West, Cass County, Minnesota, EXCEPT that part platted as HOLIDAY ACRES, according to the recorded plat, said County.

SUBJECT to easements, restrictions, and reservations of record.

SURVEYOR'S NOTE

Legal description of record contain mathematical calls which potentially create gaps and overlaps with adjoining properties to east, and describe a significant portion of land lying in Long Lake.

East line of subject property per mathematical calls in description may overlap into the plat of HOLIDAY ACRES. Said east line lying north of said plat may create a gap with adjoining parcel, which is described per quit claim deed in Document No. A000489273 and "excepts" the west 300.00 feet of Government Lot 6.

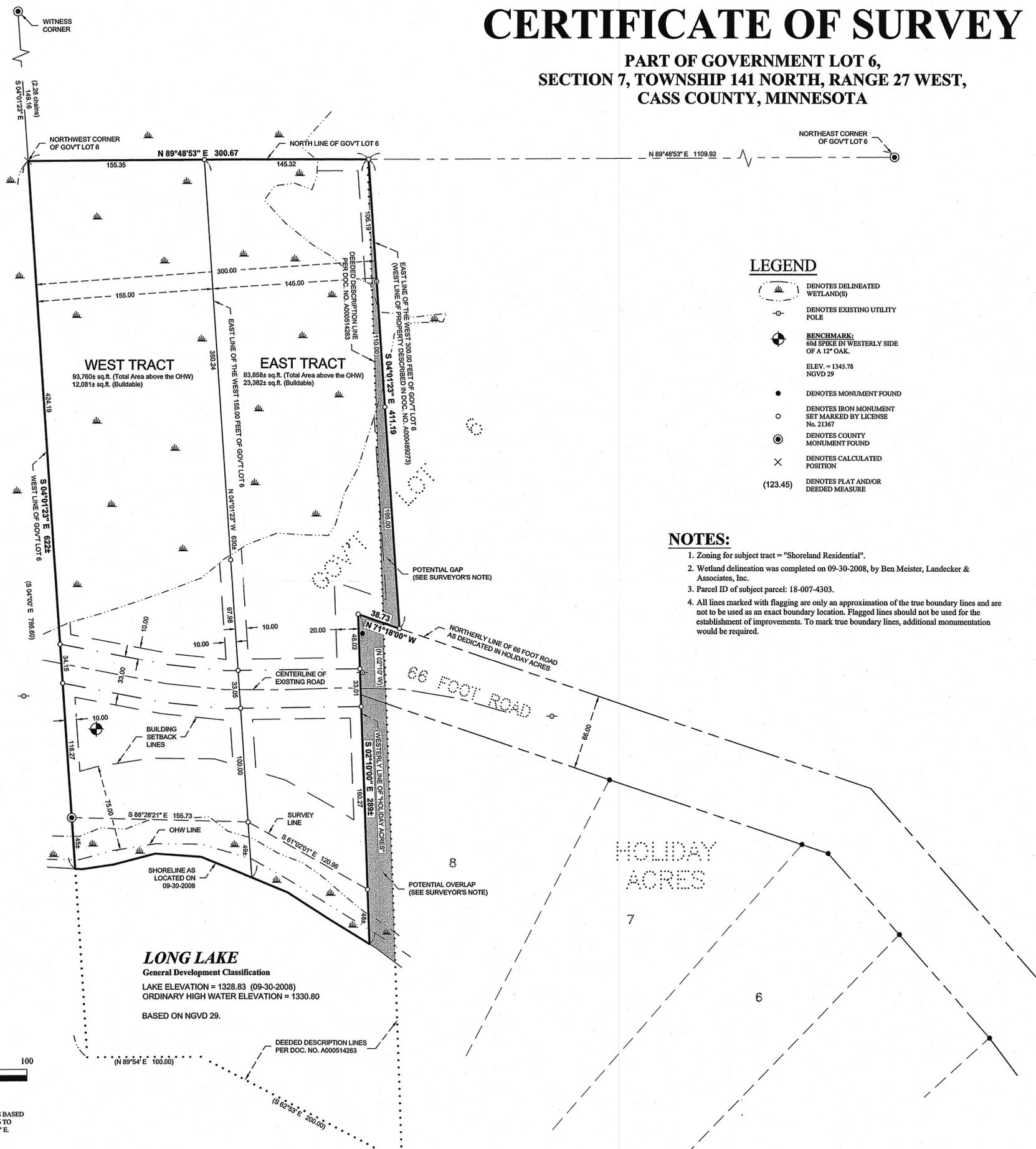
Proposed legal descriptions as shown are designed to eliminate these potential title issues. Legal counsel and title research are advised before these tracts are transferred using proposed legal descriptions.

LEGEND

- DENOTES DELINEATED WETLAND(S)
- DENOTES EXISTING UTILITY POLE
- BENCHMARK: 604 SPIKE IN WESTERLY SIDE OF A 12" OAK.
ELEV. = 1345.78
NGVD 29
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 21367
- DENOTES COUNTY MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

NOTES:

1. Zoning for subject tract = "Shoreland Residential".
2. Wetland delineation was completed on 09-30-2008, by Ben Meister, Landecker & Associates, Inc.
3. Parcel ID of subject parcel: 18-007-4303.
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.



RECEIVED
#4099
JAN 13 2009
GL 6 7-41-27
CASS COUNTY SURVEYOR

CASS COUNTY SURVEYOR	PROJECT NO.:	082108	DATE:	11-25-2008	SCALE:	1" = 50'	VERT.:	NONE
	FILE NAME:	C082108.dwg	PROJECT MANAGER:	TLF	CHECKED BY:	PAT	FIELD BOOK:	BOOK 289 Pg. 62
CASS COUNTY SURVEYOR	PROJECT MANAGER:	TLF	CHECKED BY:	PAT	FIELD BOOK:	BOOK 289 Pg. 62	DRAWN BY: WAG	
	CERTIFICATE OF SURVEY		Allen Tobiason %Thunder Lake Realty P.O. Box 303 Remer, MN 56672		SHEET		1 of 1	

Wayne gregory_117525008_1117 AM - F:\Drawings\2008\082108\Tobiason\dwg\C082108.dwg