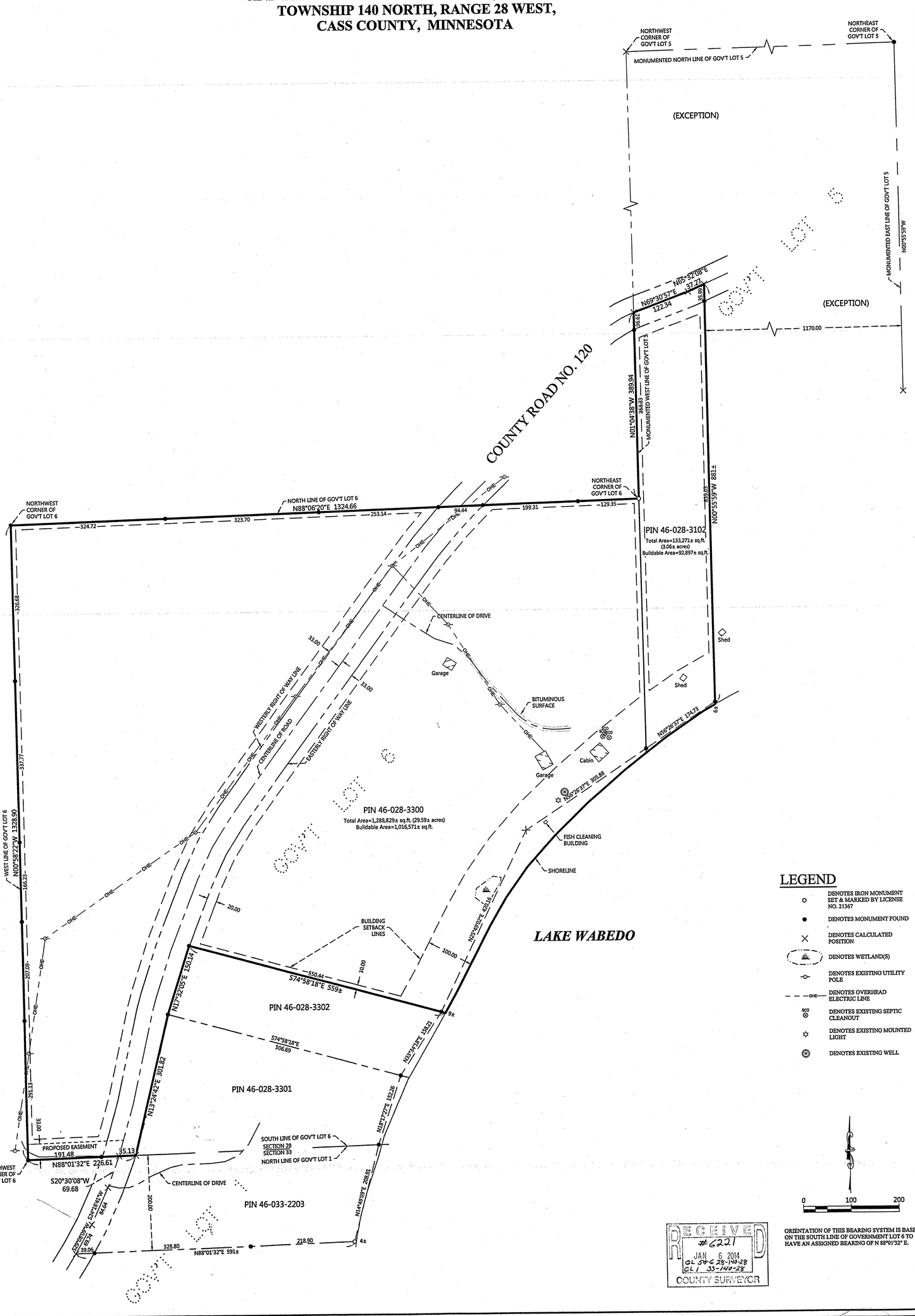
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 5 & 6, SECTION 28,
AND PART OF GOVERNMENT LOT 1, SECTION 33,
TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES WETLAND(S)
- DENOTES EXISTING UTILITY POLE
- DENOTES OVERHEAD ELECTRIC LINE
- DENOTES EXISTING SEPTIC CLEANOUT
- DENOTES EXISTING MOUNTED LIGHT
- DENOTES EXISTING WELL

0 100 200

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF GOVERNMENT LOT 6 TO HAVE AN ASSIGNED BEARING OF N 88°01'32" E.

RECEIVED
#6221
JAN 6 2014
GL 5+6 28-140-28
GL 1 33-140-28
COUNTY SURVEYOR

JOB NO. 11-37
DATE 11-28-2011
SHEET NO. 1 OF 2

CERTIFICATE OF SURVEY
Tom Banttari
17737 Potomac Street
Forest Lake, MN 55025

NORTHERN ENGINEERING & CONSULTING, INC.
207 4th Street NW, Bemidji, MN, 56601
Phone: 218-444-4860, Fax: 218-444-6042
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 — LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY
	11-14-2012	Added improvements, adjusted boundary	WAG

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 5 & 6, SECTION 28,
AND PART OF GOVERNMENT LOT 1, SECTION 33,
TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTIONS:

46-028-3102

No delinquent taxes and transfer entered; Certificate of Real Estate Value
( ) filed ( )not required
Feb. 25 2011
Sharon K. Anderson
County Auditor
By _____ Deputy

Septic Disclosure
(X) Received ( ) Not Received

8 0 1 3 9 4 6
Tx:4013265
A000568602
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
02/25/2011 2:29:35 PM
AS DOC #: A000568602
PAGES: 10 REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER

(Top 3 inches reserved for recording data)

CONTRACT FOR DEED by individual(s) | Minnesota Uniform Conveyancing Blanks Form 30.1.1 (2010)

DATE: February 25, 2011 (month/day/year)

THIS CONTRACT FOR DEED (the "Contract") is made on the above date by Pamela Fisher Hanold and John T. Hanold, wife and husband, as Sellers, and an undivided 50% interest as a tenant in common to Thomas M. Banttari and Beth A. Banttari, Trustees, or their successors in trust, under the Thomas M. Banttari Living Trust dated May 3, 2002, and any amendments thereto, AND an undivided 50% interest as a tenant in common to Thomas M. Banttari and Beth A. Banttari, Trustees, or their successors in trust, under the Beth A. Banttari Living**

(Insert name and marital status of each Seller)

Seller and Purchaser agree to the following terms:
1. Property Description. Seller hereby sells and Purchaser hereby buys real property in Cass County, Minnesota, described as follows:
All of Government Lot Five (5), Section Twenty-eight (28), Township One Hundred Forty (140), Range Twenty-eight (28), Cass County, Minnesota, EXCEPT the East 1170 feet thereof, and EXCEPT that part which lies Northerly of the centerline of County Road No. 120.

Subject to and together with easements, restrictions and reservations of record, if any.
Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto (the "Property"). Unless otherwise specified, Seller hereby delivers possession of the Property to Purchaser on the date hereof.

Check applicable box:
☒ The Seller certifies that the Seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____)
☐ 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.

**Trust dated May 3, 2002, and any amendments thereto, as Purchasers.

46-028-3302

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
Nov. 12 2010
Sharon K. Anderson
County Auditor
by: _____ Deputy

8 0 1 4 8 9 7
Tx:4010355
A000565368
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
11/12/2010 4:10:39 PM
AS DOC #: A000565368
PAGES: 1 REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER

QUITCLAIM DEED

THE GRANTORS, THOMAS M. BANTTARI and BETH A. BANTTARI, husband and wife, 17737 Potomac St., Forest Lake, County of Anoka, State of Minnesota for the consideration of Ten Dollars ($10.00), in hand paid, CONVEY and QUIT CLAIM an undivided 50% interest as a tenant-in-common to:

THOMAS M. BANTTARI and BETH A. BANTTARI, Trustees, or their successors in trust, under the THOMAS M. BANTTARI LIVING TRUST, dated May 3, 2002, and any amendments thereto, and a 50% undivided interest as a tenant-in-common to:

THOMAS M. BANTTARI and BETH A. BANTTARI, Trustees, or their successors in trust, under the BETH A. BANTTARI LIVING TRUST, dated May 3, 2002, and any amendments thereto,

in the following described Real Estate situated in the County of Cass in the State of Minnesota, to wit:

That part of Government Lot 6, Section 28, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 6; thence South 89 degrees 58 minutes 34 seconds East 226.61 feet along the south line of said Government Lot 6 to the point of beginning; thence North 15 degrees 24 minutes 36 seconds East 301.82 feet; thence South 72 degrees 58 minutes 24 seconds East 540 feet, more or less, to the shore of Wabedo Lake; thence southerly along said shore to a point on the south line of said Government Lot 6; thence North 89 degrees 58 minutes 34 seconds West 532 feet more or less along said south line to the point of beginning. AND

That part of the North Two Hundred (200) feet of Government Lot One (1), Section Thirty-three (33), Township One Hundred Forty (140), Range Twenty-eight (28), lying East of County Road # 120.

The consideration for this transfer is less than $ 500.00.

CASS COUNTY, MN # 9761
Deed tax $ 1.65
Date 9/19/02 By cw

State deed tax due: $1.65

DATED this 30 day of May 2002

Thomas M. Banttari
THOMAS M. BANTTARI

Beth A. Banttari
BETH A. BANTTARI

State of Minnesota)
) ss.
County of Ramsey)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS M. BANTTARI and BETH A. BANTTARI, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

DAVID P. SALTER
Notary Public
Minnesota
My Commission Expires January 31, 2002

Given under my hand and official seal, this 30 day of May 2002

Commission expires January 31, 2002

NOTARY PUBLIC

This instrument was prepared by and

MAIL TO:
HEIRS AND HEIRS
Attorneys at Law
1450 Fourteen Ave.
St. Paul, MN 55106
(612) 941-0001

TAX STATEMENTS FOR REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

THOMAS M. BANTTARI & BETH A. BANTTARI
17737 Potomac St.
Forest Lake, MN 55025

Page 1 of 1 Pages

46-028-3201 + 46-033-2203

Abstract Document
#455562

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
Sept 19 2002
Sharon K. Anderson
County Auditor
by: RA, Deputy

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 19th day of Sept A.D. 20 02 at 2:52 O'clock P M and was duly recorded as Micro Doc. No. 455562
Kathryn M. Norby
COUNTY RECORDER

QUITCLAIM DEED

THE GRANTORS, THOMAS M. BANTTARI and BETH A. BANTTARI, husband and wife, 17737 Potomac St., Forest Lake, County of Anoka, State of Minnesota for the consideration of Ten Dollars ($10.00), in hand paid, CONVEY and QUIT CLAIM an undivided 50% interest as a tenant-in-common to:

THOMAS M. BANTTARI and BETH A. BANTTARI, Trustees, or their successors in trust, under the THOMAS M. BANTTARI LIVING TRUST, dated May 3, 2002, and any amendments thereto, and a 50% undivided interest as a tenant-in-common to:

THOMAS M. BANTTARI and BETH A. BANTTARI, Trustees, or their successors in trust, under the BETH A. BANTTARI LIVING TRUST, dated May 3, 2002, and any amendments thereto,

in the following described Real Estate situated in the County of Cass in the State of Minnesota, to wit:

That part of Government Lot 6, Section 28, Township 140 North, Range 28 West-of the Fifth Principal Meridian, in Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 6; thence South 89 degrees 58 minutes 34 seconds East 226.61 feet along the south line of said Government Lot 6 to the point of beginning; thence North 15 degrees 24 minutes 36 seconds East 301.82 feet; thence South 72 degrees 58 minutes 24 seconds East 540 feet, more or less, to the shore of Wabedo Lake; thence southerly along said shore to a point on the south line of said Government Lot 6; thence North 89 degrees 58 minutes 34 seconds West 532 feet more or less along said south line to the point of beginning. AND

That part of the North Two Hundred (200) feet of Government Lot One (1), Section Thirty-three (33), Township One Hundred Forty (140), Range Twenty-eight (28), lying East of County Road # 120.

The consideration for this transfer is less than $ 500.00.

CASS COUNTY, MN # 9761
Deed tax $ 1.65
Date 9/19/02 By cw

State deed tax due: $1.65

DATED this 30 day of May 2002

Thomas M. Banttari
THOMAS M. BANTTARI

Beth A. Banttari
BETH A. BANTTARI

State of Minnesota)
) ss.
County of Ramsey)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS M. BANTTARI and BETH A. BANTTARI, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

DAVID P. SALTER
Notary Public
Minnesota
My Commission Expires Jan. 31, 2002

Given under my hand and official seal, this 30 day of May 2002

Commission expires January 31, 2002

NOTARY PUBLIC

This instrument was prepared by and

MAIL TO:
HEIRS AND HEIRS
Attorneys at Law
1450 Fourteen Ave.
St. Paul, MN 55106
(612) 941-0001

TAX STATEMENTS FOR REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

THOMAS M. BANTTARI & BETH A. BANTTARI
17737 Potomac St.
Forest Lake, MN 55025

Page 1 of 1 Pages

8 0 1 4 6 0 6
Tx:4010355

QUITCLAIM DEED

THE GRANTORS, THOMAS M. BANTTARI and BETH A. BANTTARI, husband and wife, 17737 Potomac St., Forest Lake, County of Anoka, State of Minnesota for the consideration of Ten Dollars ($10.00), in hand paid, CONVEY and QUIT CLAIM an undivided 50% interest as a tenant-in-common to:

THOMAS M. BANTTARI and BETH A. BANTTARI, Trustees, or their successors in trust, under the THOMAS M. BANTTARI LIVING TRUST, dated May 3, 2002, and any amendments thereto, and a 50% undivided interest as a tenant-in-common to:

THOMAS M. BANTTARI and BETH A. BANTTARI, Trustees, or their successors in trust, under the BETH A. BANTTARI LIVING TRUST, dated May 3, 2002, and any amendments thereto,

in the following described Real Estate situated in the County of Cass in the State of Minnesota, to wit:

See exhibit A.

The consideration for this transfer is less than $ 500.00.

State deed tax due: $1.65

A000565367
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
11/12/2010 4:10:38 PM
AS DOC #: A000565367
PAGES: 2 REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER

DATED November 9, 2010

Thomas M. Banttari
Thomas M. Banttari

Beth A. Banttari
Beth A. Banttari

CASS COUNTY, MN # 1809
Deed tax $ 1.65
Date 11/12/2010 By cw

State of Minnesota)
) ss.
County of Ramsey)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS M. BANTTARI and BETH A. BANTTARI, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

DAVID PATRICK SALTER
Notary Public
Minnesota
My Commission Expires January 31, 2015

Given under my hand and official seal, this November 9, 2010

Commission expires January 31, 2015

NOTARY PUBLIC

This instrument was prepared by and

MAIL TO:
HEIRS AND HEIRS
Attorneys at Law
1450 Fourteen Ave.
St. Paul, MN 55106
(612) 941-0001

TAX STATEMENTS FOR REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

THOMAS M. BANTTARI & BETH A. BANTTARI
17737 Potomac St.
Forest Lake, MN 55025

PAGE 1 OF 2 PAGES

Exhibit A

Government Lot 6, Section 28, Township 140, Range 28, subject to easements, reservations and restrictions or record, if any, and less the following tracts:

That part of Government Lot 6, Section 28, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: Commencing at the SW corner of said Government Lot 6; thence South 89° 58' 34" East, assumed bearing along the south line of said Government Lot 6, a distance of 226.61 feet; thence North 15° 24' 36" East 301.82 feet to the point of beginning of the tract to be herein described; thence North 19° 31' 59" East 150.14 feet; thence South 72° 58' 24" East 559 feet, more or less, to the shoreline of Wabedo Lake; thence southwesterly along said shoreline to the intersection with a line bearing South 72° 58' 24" East from the point of beginning; thence North 72° 58' 24" West 525 feet, more or less, to the point of beginning.

A rectangular shaped tract of land located in Government Lot 6, Section 28, Township 140, Range 28, including 150 feet of lakeshore, adjacent to the following described tract of land: That part of Government Lot 6, Section 28, Township 140, Range 28 described s follows: Commencing at the southwest corner of said Government Lot 6; thence South 89 ° 58 ' 34 " East 226.61 feet along the south line of said Government Lot 6 to the point of beginning; thence North 15 ° 24 ' 36 " East 301.82 feet; thence South 72 ° 58 ' 24 " East 540 feet more or less to the shore of Wabedo Lake; thence southerly along said shore to a point on the south line of said Government Lot 6; thence North 89 ° 58 ' 34 " West 532 feet more or less along said south line to the point of beginning.

46-028-3300

PROPOSED DESCRIPTION:

33.00 FOOT WIDE EASEMENT
An easement for ingress, egress, and utility purposes over, under, and across that part of the South 33.00 feet of Government Lot 6, Section 28, Township 140 North, Range 28 West, Cass County, Minnesota, lying westerly of the centerline of County Road Number 120.

RECEIVED
#2221
JAN 6 2011
CASS COUNTY SURVEYOR

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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 LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
207 4th Street NW, Bemidji, MN, 56601
Phone: 218-444-4860, Fax: 218-444-5042
web: www.neclsa.com

CERTIFICATE OF SURVEY
Tom Banttari
17737 Potomac Street
Forest Lake, MN 55025

JOB NO. 11-37
DATE: 11-28-2011

SHEET NO.
2 OF 2