

# CERTIFICATE OF SURVEY

PART OF THE GOVERNMENT LOT 2,  
SECTION 21, TOWNSHIP 143 NORTH, RANGE 25 WEST,  
CASS COUNTY, MINNESOTA

RECEIVED  
#6263  
JAN 6 2012  
GL 2 21-143-25  
COUNTY SURVEYOR

### EXISTING DESCRIPTION:

**T000028587**  
OFFICE OF REGISTRAR OF TITLES  
CASS COUNTY MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
02/28/2011 10:41:59 AM  
AS TORRENS DOC #: T000028587  
PAGES: 3 REC FEES: 66.00  
BOOK #: 20 8 23  
PAGE #: 4648 & 7320  
FILE # 1  
CERTIFICATE #: 4648 & 7320  
KATHRYN M. NORBY  
REGISTRAR OF TITLES

FILE # 43-001-144-1105  
Feb 28 2011  
TODD ACKNOWLEDGEMENT  
by: *James R. Swenson*  
County Auditor  
by: *Michael J. Gabel*, Deputy

**TRANSFER ON DEATH DEED**  
by Married Grantor Owners Owning Property As Joint Tenants  
Minnesota Uniform Conveyancing Blanks  
Form 16.8.3 (2009)

NO DEED TAX DUE pursuant to Minn. Stat. 287.22(15) DATE: February 17, 2011

James R. Swenson and Mary A. Swenson  
Grantor Owners  
married to each other ("Grantor Owners"), hereby convey and quitclaim to James T. Swenson, Jeremy T. Swenson and Nathan P. Anderson, as tenants in common  
Grantee Beneficiary

effective on the death of the last of the Grantor Owners to die, real property in Cass County, Minnesota, legally described as follows:  
See Attached Schedule "A"

Exempt from State Deed Tax  
*James R. Swenson*  
County Treasurer

Check here if all or part of the described real property is Registered (Torrens)   
together with all benefits and appurtenances belonging thereto.

If checked, the following optional statement applies:  
 When effective, this instrument conveys any and all interests in the described real property acquired by the Grantor Owners before, on, or after the date of this instrument.

NOTE: This deed should be used only when the Grantor Owners are married to each other and own the real property as joint tenants. If the Grantor Owners are married to each other and own the real property as tenants in common, see Form 16.8.3.

802319131  
Pursuant to Minn. Stat. 287.071, sub 4, this deed must be recorded before the death of the Grantor Owner upon whose death the conveyance or transfer is effective.

PAGE 1 OF 3 PAGES

Page 2 Minnesota Uniform Conveyancing Blanks Form 16.8.3

Grantor Owners  
*James R. Swenson*  
*Mary A. Swenson*  
Signature of *James R. Swenson*  
Signature of *Mary A. Swenson*

State of Minnesota, County of \_\_\_\_\_, Land \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ February 17, 2011, by James R. Swenson and Mary A. Swenson (Grantor Owners), \_\_\_\_\_, married to each other.

My commission expires: \_\_\_\_\_

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE ADDED TO:  
Please list name of Grantor Owner and residential or business address:  
James R. and Mary A. Swenson  
2898 Bataan St. NE  
Isanti, MN 55040

THIS INSTRUMENT WAS DRAFTED BY:  
Name and address:  
Clark A. Joslin  
Joslin & Moore Law Offices, P.A.  
221 NW 2nd Ave.  
Cambridge, MN 55008

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Schedule "A" Legal Description

All that part of Lot Two (2), Section Twenty-one (21), Township One Hundred Forty-three (143), Range Twenty-five (25) described as follows: Commencing at the Northeast corner of said Lot Two (2), as a point of beginning, thence West along the North line of said Lot 2 a distance of approximately 200 feet and across the County Road to a point, thence South 150 feet to a point, thence east 120 feet, more or less to the shore of Little Vermillion Lake, thence Northerly along the shoreline to the point of beginning.

AND  
Tract A, Registered Land Survey No. 32, according to the land survey thereof recorded in the Office of the Cass County Recorder.

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### PROPOSED DESCRIPTION:

**SWENSON TRACT**  
That part of the Government Lot 2, Section 21, Township 143 North, Range 25 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of Government Lot 1, said Section 21; thence South 89 degrees 45 minutes 30 seconds West, assigned bearing, along the north line of said Government Lot 1, a distance of 1328.61 feet to the northwest corner of Tract C, REGISTERED LAND SURVEY NO. 32, recorded in said County; thence South 01 degrees 53 minutes 19 seconds West, along the west line of said Tract C, 1406.38 feet to the southwest corner of said Tract C; thence South 88 degrees 21 minutes 21 seconds East, along the south line of said Tract C, 789.94 feet to the southwest corner of Tract A, said REGISTERED LAND SURVEY NO. 32, also being the point of beginning of the tract to be herein described; thence South 01 degrees 38 minutes 39 seconds West 150.00 feet; thence South 88 degrees 21 minutes 21 seconds East 172 feet, more or less, to the shoreline of Little Vermillion Lake; thence northeasterly along said shoreline to the intersection with the south line of said Tract A; thence North 88 degrees 21 minutes 21 seconds West, along said south line of Tract A, 213 feet, more or less, to the point of beginning.

SUBJECT TO easements, restrictions, and reservations of record.

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

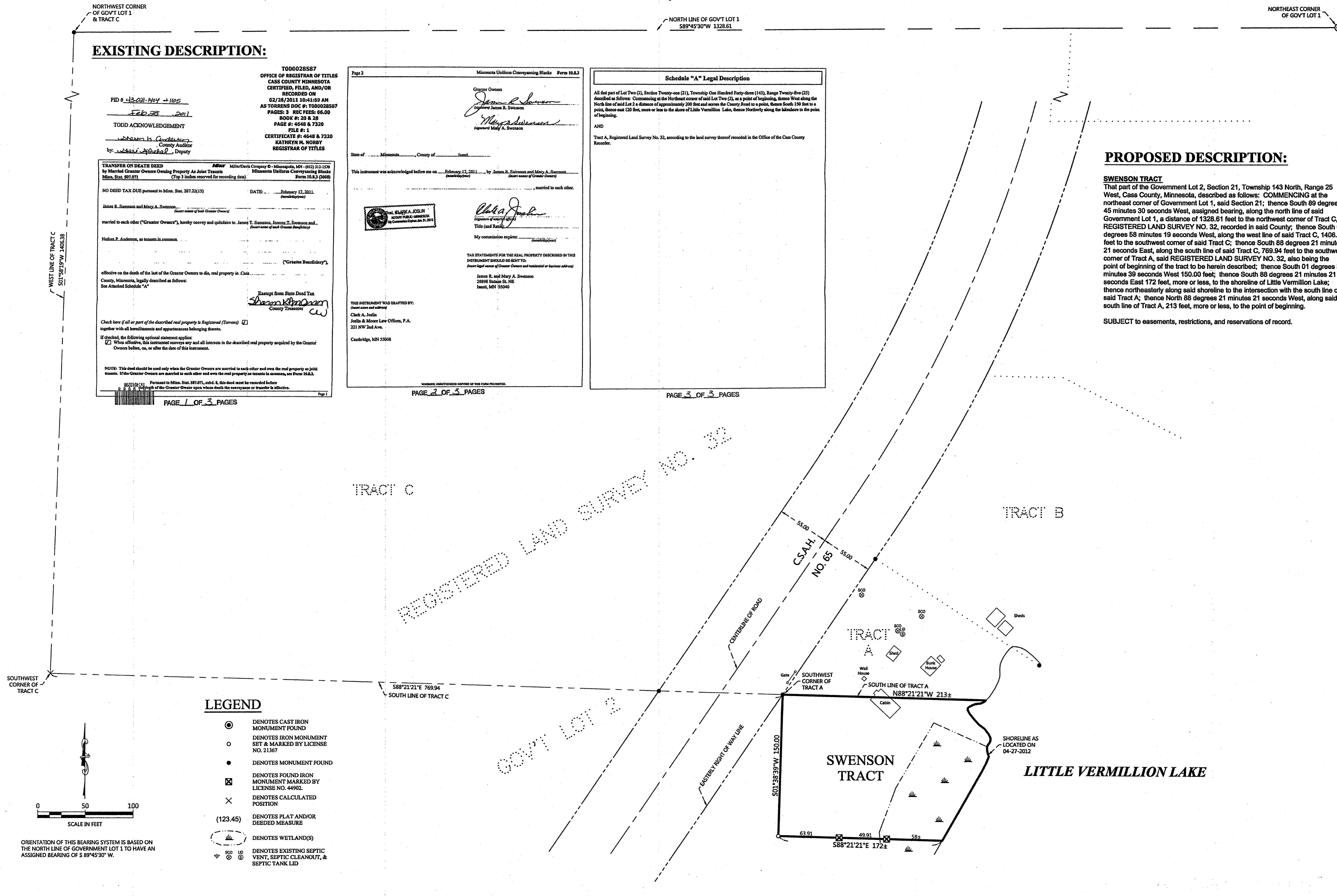
*Terry L. Freeman*  
TERRY L. FREEMAN  
LIC. NO. 21367

**MINNESOTA SURVEYING & CONSULTING, INC.**  
207 4th Street NW, Bemidji, MN 56601  
Phone: 218-754-4444  
www.mnreclia.com

**CERTIFICATE OF SURVEY**  
James Swenson  
28898 Bataan Street NE  
Isanti, MN 55040

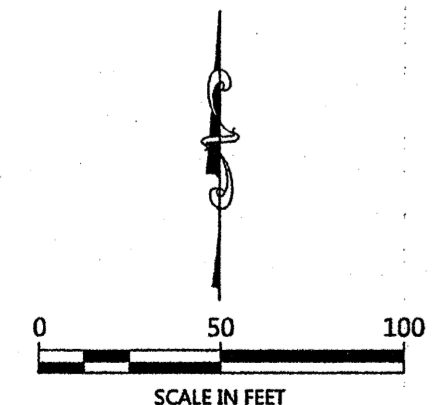
JOB NO. 12-036  
DATE: 6-01-2012

SHEET NO. 1 OF 1



### LEGEND

- ⊙ DENOTES CAST IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊗ DENOTES FOUND IRON MONUMENT MARKED BY LICENSE NO. 44902
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEBED MEASURE
- ▭ DENOTES WETLAND(S)
- ⊕ ⊖ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 1 TO HAVE AN ASSIGNED BEARING OF S 89° 45' 30" W.