

CERTIFICATE OF SURVEY

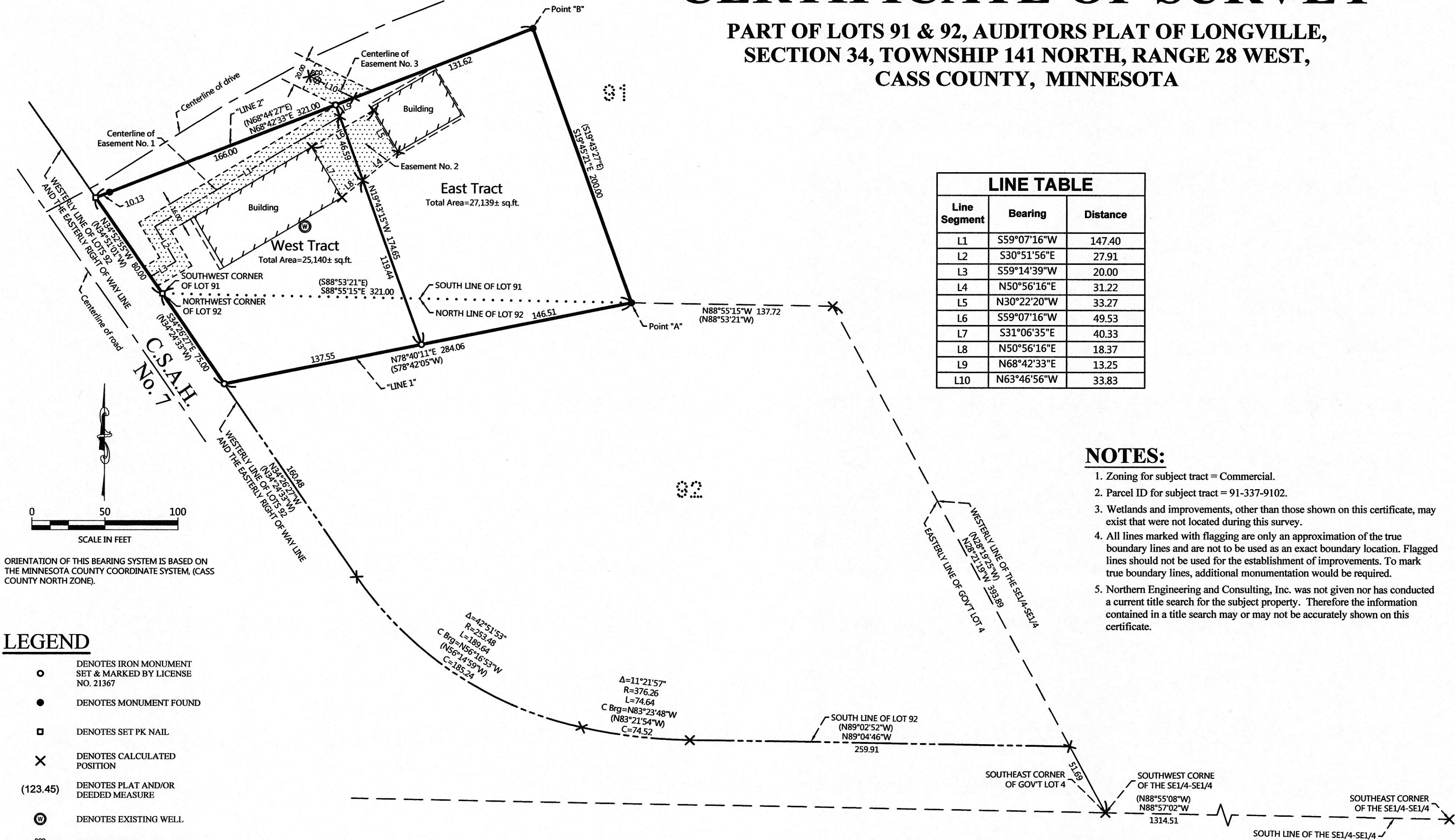
PART OF LOTS 91 & 92, AUDITORS PLAT OF LONGVILLE,
SECTION 34, TOWNSHIP 141 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

91-337-903
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() filed (X) not required
January 22, 2014
Sharon K. Anderson
County Auditor
by: *[Signature]* Deputy

A000599820
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
RECORDED ON
1/22/2014 1:30:39 PM
AS DOC #: A000599820
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY: KF Dep



LINE TABLE

Line Segment	Bearing	Distance
L1	S59°07'16"W	147.40
L2	S30°51'56"E	27.91
L3	S59°14'39"W	20.00
L4	N50°56'16"E	31.22
L5	N30°22'20"W	33.27
L6	S59°07'16"W	49.53
L7	S31°06'35"E	40.33
L8	N50°56'16"E	18.37
L9	N68°42'33"E	13.25
L10	N63°46'56"W	33.83

NOTES:

- Zoning for subject tract = Commercial.
- Parcel ID for subject tract = 91-337-9102.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.
- Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

QUIT CLAIM DEED

DEED TAX DUE: \$1.65

Date: December 12, 2013

FOR VALLUABLE CONSIDERATION, DAVID A. JOEL and TINA M. JOEL, husband and wife ("Grantors"), hereby convey and quitclaim to WOODLAND BANK ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

That part of Government Lot Four (4) of Section Thirty-four (34), Township One Hundred Forty-one (141) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4); thence North 88 degrees 55 minutes 08 seconds West 1314.51 feet, initial bearing assigned, along the South line of said Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) to the Southwest corner thereof, being the Southeast corner of said Government Lot 4; thence North 28 degrees 19 minutes 25 seconds West 393.89 feet to the South line of Lot 91 of the Auditor's Plat of Longville, Minnesota; thence North 88 degrees 53 minutes 21 seconds West 137.72 feet along said South line to the point of beginning of the tract of land to be described; thence continue North 88 degrees 53 minutes 21 seconds West 321 feet, along said South line, to a point in the Northeastly right-of-way line of CSAH #7 as now laid out and constructed, said point being the most Southwesterly corner of said Lot 91; thence North 34 degrees 51 minutes 01 seconds West 80.00 feet, along said right-of-way line; thence North 68 degrees 44 minutes 27 seconds East 321.00 feet; thence South 19 degrees 43 minutes 27 seconds East 200.00 feet to the point of beginning.

AND

That part of Government Lot Four (4) of Section Thirty-four (34), Township One Hundred Forty-one (141) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of said Section 34; thence North 88 degrees 55 minutes 08 seconds West 1314.51 feet, initial bearing assigned, along the South line of said Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) to the Southwest corner thereof, being the Southeast corner of said Government Lot 4; thence North 28 degrees 19 minutes 25 seconds West 51.69 feet, along the Easterly line of said Government Lot 4, being the Westerly line of said Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), to a point in the South line of Lot 92 of the Auditor's Plat of Longville, Minnesota, being common with the right-of-way line of C.S.A.H. #7, as shown on said Auditor's Plat; thence North 89 degrees 02 minutes 52 seconds West 259.91 feet along said South line of Lot 92; thence Westerly 74.64 feet along a tangential curve to the right, having a central angle of 11 degrees 21 minutes 57 seconds, a radius of 376.26 feet, and the chord of said curve bears North 83 degrees 21 minutes 54 seconds West for a distance

of 74.52 feet; thence Northwesterly 189.64 feet along a non-tangential curve to the right, having a central angle of 42 degrees 51 minutes 53 seconds, a radius of 253.48 feet, and the chord of said curve bears North 56 degrees 14 minutes 59 seconds West for a distance of 185.24 feet; thence North 34 degrees 24 minutes 33 seconds West 160.48 feet, tangent to the last described curve and along said right-of-way line, to the point of beginning of the land to be described; thence continue North 34 degrees 24 minutes 33 seconds West 75.00 feet along said right-of-way line to the Northwest corner of said Lot 92; thence South 88 degrees 53 minutes 21 seconds East 321.00 feet; thence South 78 degrees 42 minutes 05 seconds West 284.06 feet to the point of beginning.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

This Deed is given by Grantors and accepted by Grantee with the specific intent that the fee interest of the Grantors and the mortgage interest of Grantee do not merge but instead remain separate.

Check applicable box:

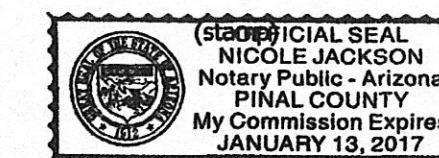
- The Seller certifies that the Seller does not know of any wells on the described real property.
 A well disclosure certificate accompanies this document. (If electronically filed, insert WDC number: [...])
 I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.
 The total consideration for this transfer of property is \$500 or less.

By: *[Signature]*
David A. Joel

By: *[Signature]*
Tina M. Joel

ARIZONA
State of Minnesota, County of Pinel

This instrument was acknowledged before me on December 12, 2013, by David A. Joel and Tina M. Joel, husband and wife, grantors.



[Signature]
(Signature of Notary Public)

THIS INSTRUMENT WAS DRAFTED BY:
Fryberger, Buchanan, Smith & Frederick, P.A.
302 West Superior Street, Suite 700
Duluth, Minnesota 55802-5150
SMID/dw

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
Woodland Bank
PO Box 5010
Grand Rapids, Minnesota 55744

- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - DENOTES SET PK NAIL
 - × DENOTES CALCULATED POSITION
 - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
 - ⊙ DENOTES EXISTING WELL
 - ⊕ DENOTES EXISTING SEPTIC CLEANOUT
 - ▨ DENOTES EASEMENT AREA

PROPOSED DESCRIPTIONS:

WEST TRACT

That part of Lots 91 and 92, AUDITOR'S PLAT OF LONGVILLE, MINNESOTA, according to the recorded plat thereof, Cass County, Minnesota, described as follows: BEGINNING at the northwest corner of said Lot 92, being on the easterly right of way line of C.S.A.H. Number 7; thence South 34 degrees 26 minutes 27 seconds East, assigned bearing, along the west line of said Lot 92, a distance of 75.00 feet to a line hereinafter referred to as "LINE 1" as described below; thence North 78 degrees 40 minutes 11 seconds East, along said "LINE 1" a distance of 137.55 feet to the point of beginning of the tract to be herein described; thence continue North 78 degrees 40 minutes 11 seconds East, along said "LINE 1" a distance of 174.65 feet, to the intersection with a line hereinafter referred to as "LINE 2" as described below; thence South 68 degrees 42 minutes 33 seconds West, along said "LINE 2" a distance of 178.13 feet to the west line of said Lot 91; thence South 34 degrees 52 minutes 55 seconds East, along said west line, 80.00 feet, to the point of beginning.

Subject to easements, restrictions and reservations of record.

Subject to Easement No. 1.

Subject to and Together with Easement No. 2.

EAST TRACT

That part of Lots 91 and 92, AUDITOR'S PLAT OF LONGVILLE, MINNESOTA, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Lot 92, being on the easterly right of way line of C.S.A.H. Number 7; thence South 34 degrees 26 minutes 27 seconds East, assigned bearing, along the west line of said Lot 92, a distance of 75.00 feet to a line hereinafter referred to as "LINE 1" as described below; thence North 78 degrees 40 minutes 11 seconds East, along said "LINE 1" a distance of 137.55 feet to the point of beginning of the tract to be herein described; thence continue North 78 degrees 40 minutes 11 seconds East, along said "LINE 1" a distance of 146.51 feet to "Point A" as referred to in said "LINE 1" description; thence North 19 degrees 45 minutes 21 seconds West 200.00 feet to "Point B" as referred to in said "Line 2" description; thence South 68 degrees 42 minutes 33 seconds West, along said "Line 2", a distance of 131.62 feet to the intersection with a line bearing North 19 degrees 43 minutes 15 seconds West from the point of beginning; thence South 19 degrees 43 minutes 15 seconds East, 174.65 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.

Together with Easement No. 1.

Subject to and Together with Easement No. 2.

Together with Easement No. 3.

"LINE 1" is described as follows:

COMMENCING at the northwest corner of said Lot 92, being on the easterly right of way line of C.S.A.H. Number 7; thence South 34 degrees 26 minutes 27 seconds East, assigned bearing, along the west line of said Lot 92, a distance of 75.00 feet to the point of beginning of said "LINE 1"; thence North 78 degrees 40 minutes 11 seconds East 284.06 feet to a point hereinafter referred to as "Point A", said "Point A" being on the north line of said Lot 92 a distance of 321.00 feet easterly of said northwest corner of Lot 92, and said described line there terminating.

"LINE 2" is described as follows:

COMMENCING at the southwest corner of said Lot 91, being on the easterly right of way line of C.S.A.H. Number 7; thence North 34 degrees 52 minutes 55 seconds West, assigned bearing, along the west line of said Lot 91, a distance of 80.00 feet to the point of beginning of said "LINE 2"; thence North 68 degrees 42 minutes 33 seconds East 321.00 feet to a point hereinafter referred to as "Point B", said "Point B" being 200.00 feet from said "Point A", and said described line there terminating.

REVISIONS:

NO.	DATE	DESCRIPTION
1	02-13-2018	Revised Descriptions (LINE 1 & 2)

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.
[Signature]
TERRY L. FREEMAN
LIC. NO. 23367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Willmar, MN 56284
Phone: 218-547-1245 Fax: 218-547-2272
www.northerneng.com

CERTIFICATE OF SURVEY
Woodland Bank, c/o Brian Nicklason
P.O. Box 5010
Grand Rapids, MN 55744

JOB NO. 17-353
DATE: 01-11-2018
SHEET NO. 1 OF 1