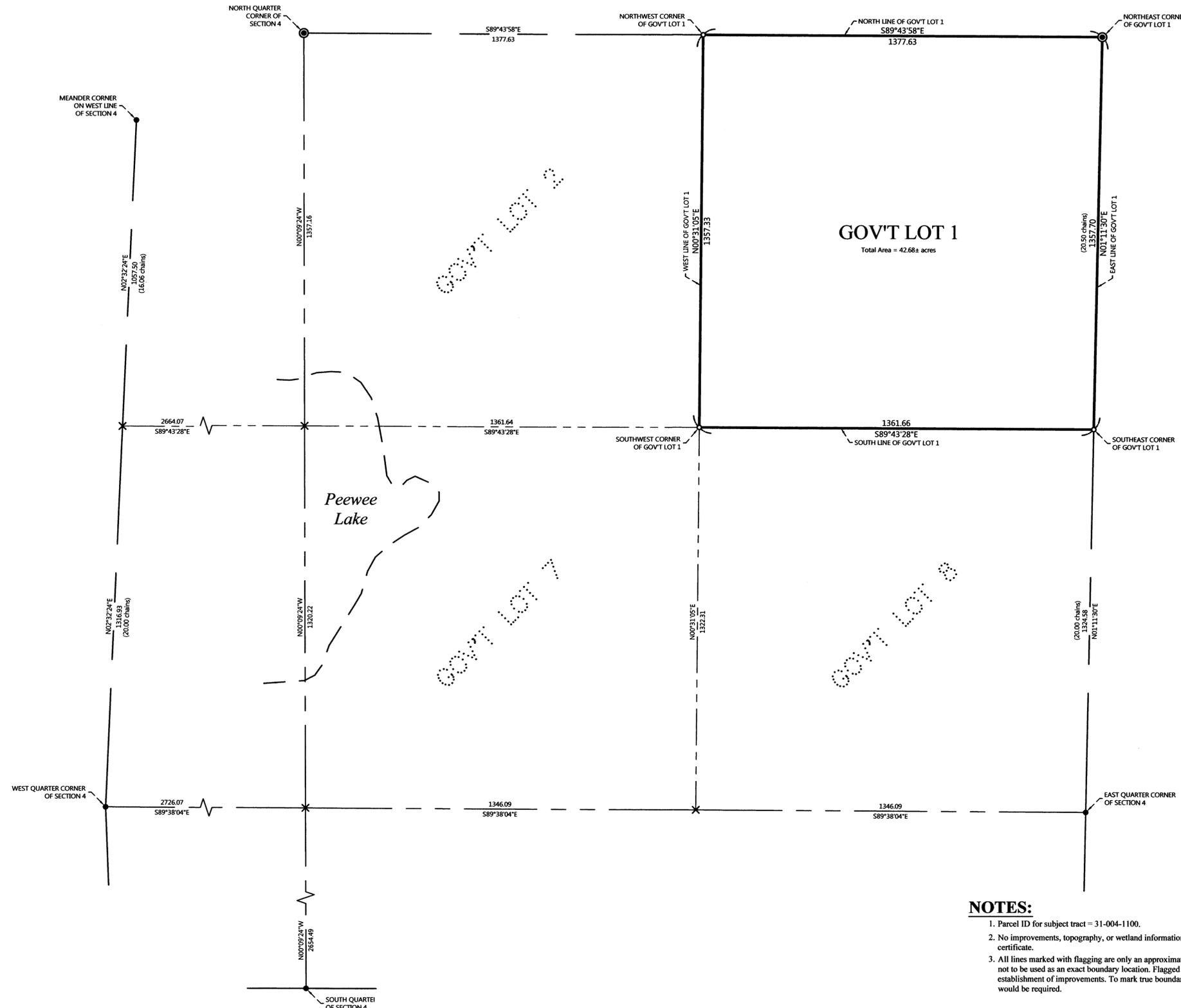


CERTIFICATE OF SURVEY

GOVERNMENT LOT 1,
SECTION 4, TOWNSHIP 138 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

QUIT CLAIM DEED
(Individuals to Individuals)
31-004-1100
34-033-34101
34-033 3403

No delinquent taxes and transfer charges; Certificate of Real Estate Value () filed () not required
Certificate of Real Estate Value No. 8-10, 19 95

State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 12th day of AUGUST, A.D. 19 95 at 2:08 o'clock P.M. and was duly recorded as Micro Doc. No. 369530 as shown herein.
COUNTY RECORDER

OFFICE OF COUNTY RECORDER
369530
(reserved for recording data)

by *Sharon A. Anderson* County Auditor
by *[Signature]* Deputy

STATE DEED TAX DUE HERON: \$ 1.65
Date: July 3, 1995

FOR VALUABLE CONSIDERATION, Grace M. Warner, widowed and not remarried, Grantor, hereby conveys and quitclaims to Karen J. Ullas, Stephen M. Warner, Daniel E. Warner, and Dennis J. Warner, Grantees, as tenants in common, real property in Cass County, Minnesota, described as follows:

This part of Government Lot Eight (8), Section Thirty-three (33), Township One Hundred thirty-nine (139) Range Thirty (30) lying Northwesterly of the following described line, Beginning at an iron monument on the Eastern bank of Bowen Lake placed at a point 480.98 feet North and 425.13 feet East from the I.M. M.C. being the Southwest corner of said Lot 8 and running thence South 65 degrees and 30 minutes East to where this line intersects the South line of said Lot 8. EXCEPT: The South Ten (10) rods of said Lot 8 and EXCEPT that portion heretofore conveyed by deed dated September 7, 1951 to Rodney A. Warner and Grace M. Warner and recorded in Book 107 of Deeds, page 368, and EXCEPT that portion heretofore conveyed by deed dated July 28, 1954 to Frank J. Warner and Esther G. Warner and recorded in Book 112 of Deeds, page 204. Purchasers, their heirs or assigns are to have a perpetual easement for roadway where present road is now travelled. Subject to mineral reservations, if any, of record.

Lot One (1) of Section Four (4) Township One Hundred Thirty-eight (138), Range Thirty (30), subject to mineral reservations if any, of record, and any easements for road, electric or telephone.

The Southwesterly one-half, a part of Government Lot Eight (8), Section Thirty-three (33), Township one hundred thirty-nine (139), N., Range Thirty (30) W. of the 5th P.M. described as follows, to-wit: Beginning at an iron monument on the Eastern bank of Bowen Lake placed at a point 480.98 feet North and 425.13 feet East from the I.M. M.C. being the Southwest corner of said Lot 8 and running thence S. 65 degrees and 30 minutes E. 225.00 feet to an 2nd iron monument; Southwest corner of said Lot 8 and running thence S. 65 degrees and 30 minutes E. 200.00 feet to an 3rd iron monument thence turn 90 deg. and run N. 24 deg. 30 min. E. 200.00 feet to an 3rd iron monument thence turn 90 deg. and run N. 65 deg. 30 min. W. 188.80 feet to the 4th iron monument on said bank of said Bowen Lake thence Southwesterly along said bank 205.00 feet more or less to the place of beginning. The land herein described extends Northwesterly to waters edge of said Bowen Lake and contains 47/100 of an acre or near as maybe. The South line of said Lot 8 is considered a true East and West line in this description. Subject to mineral rights and mineral reservations if any of record. With a perpetual easement for roadway for ingress and egress from the public highway to the above described property.

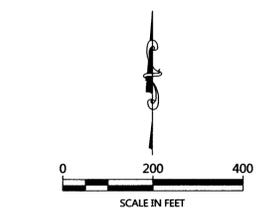
Reserving a life estate interest to Grace M. Warner for her natural life. Consideration for this transfer is less than \$500. together with all hereditaments and appurtenances belonging thereto.

STATE OF MINNESOTA }
COUNTY OF Dakota }
Grace M. Warner
Signature of Person Taking Acknowledgement

The foregoing instrument was acknowledged before me this 3rd day of July, 1995, by Grace M. Warner, widowed and not remarried, Grantor.
Notarial Stamp or Seal (or other Title or Rank) *Corrina A. Kucera*
Signature of Person Taking Acknowledgement

This instrument was drafted by (name and address):
Long & Collins, P. A.
6600 France Avenue South, Suite 460
Edina, MN 55435
(612) 929-0622

Tax statements for the real property described in this instrument should be sent to (include name and address of Grantee):
Grace M. Warner
1709 Roosevelt Road
St. Cloud, MN 56301
CASS COUNTY # 2243
MINNESOTA
Deed Tax \$ 1.65
Date 8/10/95 By 187



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM (CASS COUNTY SOUTH ZONE).

LEGEND

○	DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
●	DENOTES MONUMENT FOUND
⊙	DENOTES BRASS CAPPED MONUMENT FOUND
×	DENOTES CALCULATED POSITION
(123.45)	DENOTES ORIGINAL GOVERNMENT MEASURE

- ### NOTES:
- Parcel ID for subject tract = 31-004-1100.
 - No improvements, topography, or wetland information has been surveyed or shown on this certificate.
 - 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.

REVISIONS:	NO.	DATE	DESCRIPTION

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. BREMAN
LC NO. 21367

MINNESOTA SURVEYING & CONSULTING, INC.
P.O. Box 292, Walker, MN 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.nclusa.com

CERTIFICATE OF SURVEY
Karen Ullas
12619 Glenbrooke Woods Drive
Herndon, VA 20171

JOB NO. 15-030
DATE: 06-26-2015
SHEET NO. 1 OF 2