

EXISTING DESCRIPTION:
OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

A000601457
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
4/1/2014 2:51:29 PM
AS DOC #: A000601457
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR Dep Well Cert Rec'd
RECORDED ELECTRONICALLY

WARRANTY DEED Minnesota Uniform Conveyancing Blanks
Individual(s) to Joint Tenants Form 10.1.5 (2013)

eCRV number: 312228
DEED TAX DUE: \$666.60 DATE: April 04, 2014

FOR VALUABLE CONSIDERATION, Charles D. Wagoner and Anastasia R. Wagoner, as husband and wife ("Grantor"), hereby convey(s) and warrant(s) to Dean R. Krueger and Penny J. Krueger ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

All that portion of Government Lot Seven (7), Section Twenty (20), Township One Hundred Forty-two (142) North, Range Thirty (30) West, lying and being East of the Onigum Road (also known as County Highway 13), EXCEPTING therefrom the North 200 feet thereof

Cass County, Minnesota

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

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.

CASS COUNTY, MN # 802245003
Doc# 412228 Date 4/1/2014 By CW

File No. 141238 Page 1 of 2
Page 2 of 2 Minnesota Uniform Conveyancing Blanks Form 10.1.5

Grantor
Charles D. Wagoner
Charles D. Wagoner
Anastasia R. Wagoner
Anastasia R. Wagoner

State of Minnesota, County of Cass

This instrument was acknowledged before me on April 04, 2014, by Charles D. Wagoner and Anastasia R. Wagoner, as husband and wife.

RENEE L. WITNER
Notary Public
My Comm. Expires
Jan 31, 2016

Renee L. Witner
Title (and Rank):
My commission expires: 1/31/2016

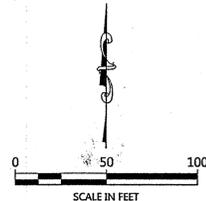
THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)
Renee Witner
LEER Title Services
201 5th Street North
P.O. Box 610
Walker, MN 56484

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)
Dean R. Krueger
7714 140th Ave S
Sabin, MN 55590

File No. 141238 Page 2 of 2

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21357
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊔ DENOTES EXISTING LP TANK
- ⊕ DENOTES EXISTING WELL
- ⊕ DENOTES DELINEATED WETLAND(S) by Ben Moister, May 2014
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS
- ▬ DENOTES EDGE OF EXISTING CONCRETE



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 7 TO HAVE AN ASSIGNED BEARING OF S 88°21'12\"/>

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 7, SECTION 20, TOWNSHIP 142 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

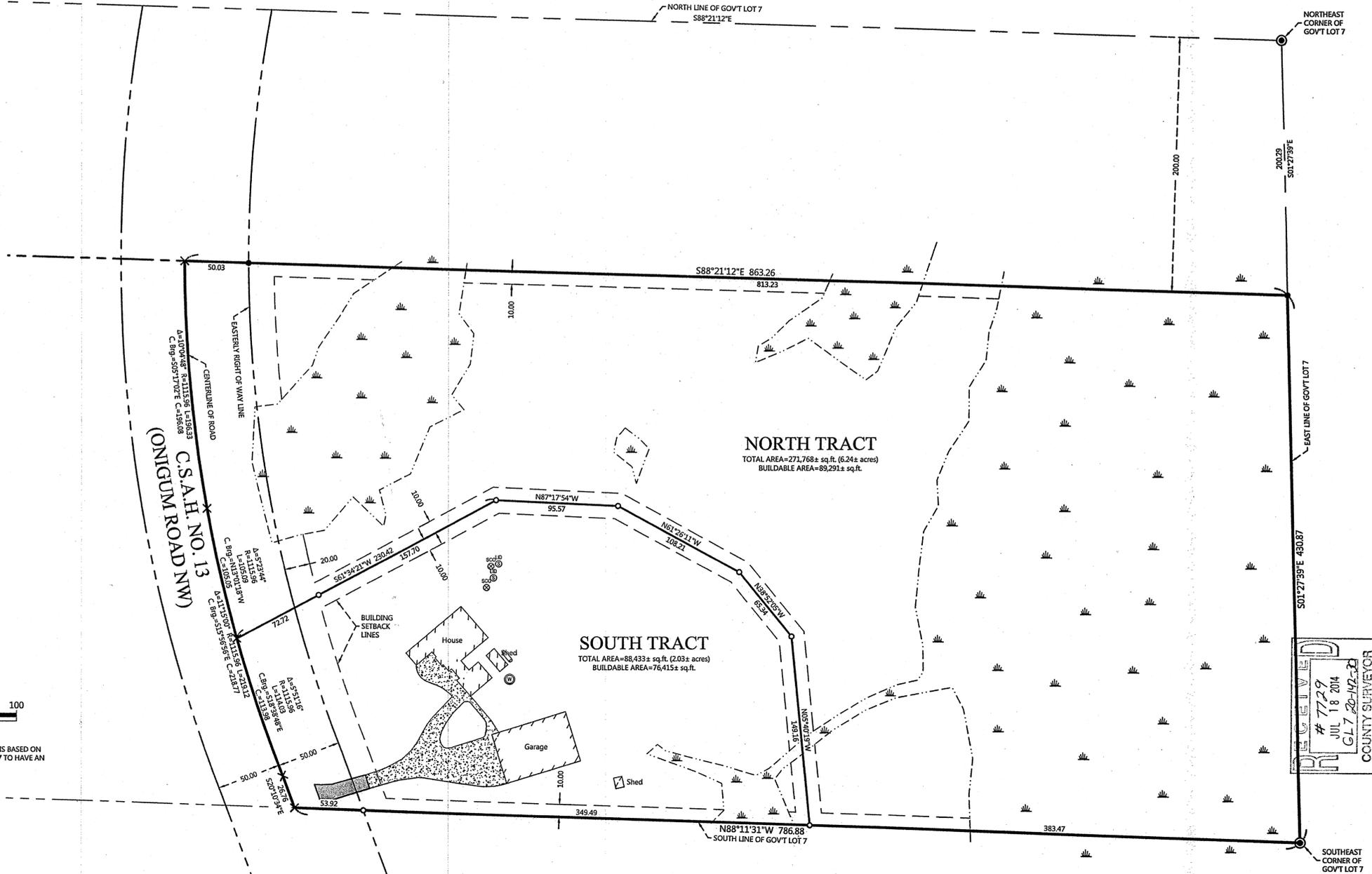
PROPOSED DESCRIPTIONS:

NORTH TRACT

That part of Government Lot 7, Section 20, Township 142 North, Range 30 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Government Lot 7; thence North 88 degrees 11 minutes 31 seconds West, assigned bearing, along the south line thereof 383.47 feet; thence North 05 degrees 40 minutes 19 seconds West 149.16 feet; thence North 38 degrees 52 minutes 05 seconds West 65.34 feet; thence North 61 degrees 26 minutes 11 seconds West 108.21 feet; thence North 87 degrees 17 minutes 54 seconds West 95.57 feet; thence South 61 degrees 34 minutes 21 seconds West 230.42 feet to the centerline of County State Aid Highway Number 13 (Onigum Road NW); thence northerly along said centerline to the south line of the North 200.00 feet of said Government Lot 7; thence South 88 degrees 21 minutes 12 seconds East, along said south line of the North 200.00 feet, a distance of 863.26 feet to the intersection with the east line of said Government Lot 7; thence South 01 degrees 27 minutes 39 seconds East, along said east line, 430.87 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to County State Aid Highway Number 13 right of way.

SOUTH TRACT

That part of Government Lot 7, Section 20, Township 142 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Government Lot 7; thence North 88 degrees 11 minutes 31 seconds West, assigned bearing, along the south line thereof 383.47 feet to the point of beginning of the tract to be herein described; thence North 05 degrees 40 minutes 19 seconds West 149.16 feet; thence North 38 degrees 52 minutes 05 seconds West 65.34 feet; thence North 61 degrees 26 minutes 11 seconds West 108.21 feet; thence North 87 degrees 17 minutes 54 seconds West 95.57 feet; thence South 61 degrees 34 minutes 21 seconds West 230.42 feet to the centerline of County State Aid Highway Number 13 (Onigum Road NW); thence southerly along said centerline to the south line of said Government Lot 7; thence South 88 degrees 21 minutes 12 seconds East, along said south line 403.41 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to County State Aid Highway Number 13 right of way.



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.
Penny Krueger
PENNY KRUEGER
LIC. NO. 21357

NORTHERN SURVEYING & CONSULTING, INC.
P.O. Box 292, Walker, MN 56484
Phone: 218-547-1236, Fax: 218-547-2272
web: www.neculus.com

CERTIFICATE OF SURVEY
Penny Krueger, c/o Rick Schaefer
P.O. Box 39
Walker, MN 56484

JOB NO. 14-063
DATE: 06-10-2014

SHEET NO.
1 OF 1

RECEIVED
7129
JUL 18 2014
GL7 20-142-23
COUNTY SURVEYOR