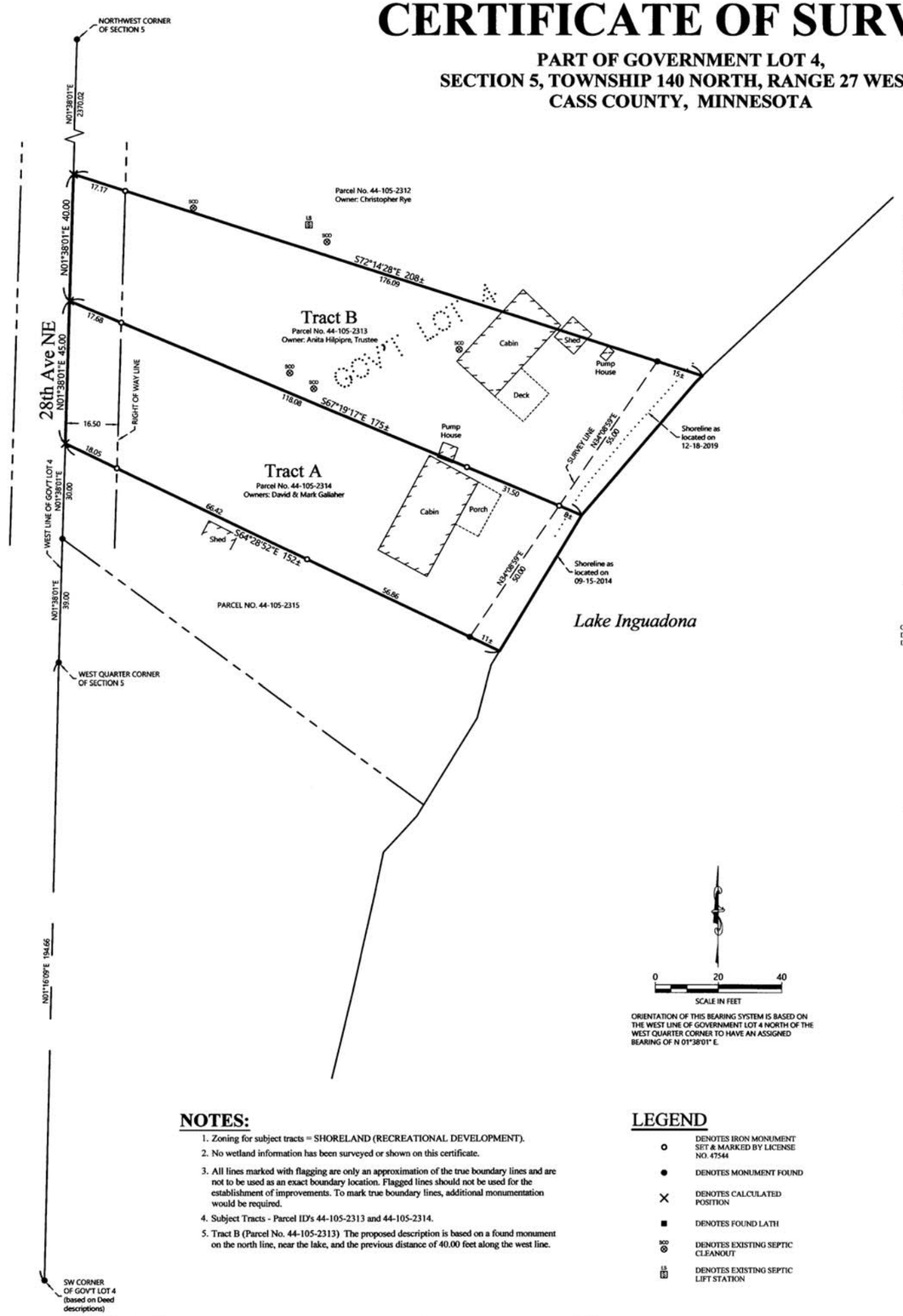
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 5, TOWNSHIP 140 NORTH, RANGE 27 WEST,
CASS COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF GOVERNMENT LOT 4 NORTH OF THE WEST QUARTER CORNER TO HAVE AN ASSIGNED BEARING OF N 01°38'01" E.

NOTES:

1. Zoning for subject tracts = SHORELAND (RECREATIONAL DEVELOPMENT).
2. No wetland information has been surveyed or shown on this certificate.
3. 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.
4. Subject Tracts - Parcel ID's 44-105-2313 and 44-105-2314.
5. Tract B (Parcel No. 44-105-2313) The proposed description is based on a found monument on the north line, near the lake, and the previous distance of 40.00 feet along the west line.

LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 47544
- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ■ DENOTES FOUND LATH
- SCO ⊗ DENOTES EXISTING SEPTIC CLEANOUT
- LS ⊡ DENOTES EXISTING SEPTIC LIFT STATION

EXISTING DESCRIPTIONS:

A00053417
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
12/03/2007 03:06:45PM
AS DOC #: A00053417
PAGES: 2
REC FEES: 46.00
KATHRYN M. MORBY
COUNTY RECORDER
BY Kathryn M Morby Deputy

44-105-2314
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
(X) filed ( ) not required
December 03, 2007
Sharon K. Anderson
County Auditor
By Mtg, Deputy

DEED TAX DUE HEREON: $1.65

Date: November 27, 2007

CONSIDERATION IS $500 OR LESS

WARRANTY DEED

FOR VALUABLE CONSIDERATION, David L. Gallaher and Kathleen F. Gallaher, husband and wife, Grantors, hereby convey and warrant to David L. Gallaher, Mark Gallaher and Lori Haaford, as joint tenants with full rights of survivorship, real property in Cass County, Minnesota, described as follows:

All that part of Lot Four (4), Section Five (5), Township One Hundred Forty (140), Range Twenty-seven (27), described as follows:
Commencing at the SW Corner of Lot 4, said Section, and thence running North along the section line a distance of 265 feet to a point, the point of beginning of the premises to be conveyed herein; thence continuing North along said section line a distance of 45 feet to a point; running thence Ely and SEly to a point on the shore of Lake Inguadona, a distance of approximately 181 feet established as follows: Such point shall be measured from a point on the shoreline of Lake Inguadona which is 450 feet North from the SW Corner of said Lot 4 measured along the West line thereof, thence running East at right angles to said West line of said Lot 4 to the shoreline of Lake Inguadona, and thence running in a SWly direction along said shoreline a distance of 350 feet to such point; running thence in a SWly , or Sly direction, a distance of 50 feet to a point; thence running NWly or Wly to the point of beginning.

PAGE 1 OF 2 PAGES

Seller certifies that the seller does not know of any wells on the above described property.

together with all hereditaments and appurtenances belonging thereto, subject to the following conditions: None.

CASS COUNTY, MN # 2543
Deed tax $ 1.65
Date 12/3/2007 By mtl

David L. Gallaher
Kathleen F. Gallaher

STATE OF IOWA)
) ss:
COUNTY OF WORTH)

The foregoing instrument was acknowledged before me this 27th day of November, 2007, by David L. Gallaher and Kathleen F. Gallaher, husband and wife, Grantors.

Notary Public

Tax Statements for the real property described in this instrument should be sent to:
David L. Gallaher
496 400th Street
Joice, IA 50446

This instrument was Drafted by
John H. Greve, Esquire
Greve Law Office
P.O. Box 167
Northwood, IA 50459
Telephone: 641-324-1327

I:\Form Disk\Wd\Deeds\Gallaher, David.deed

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A00063195I
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
5/22/2015 4:10:43 PM
AS DOC #: A00063195I
PAGES: 2
REC FEES: 46.00
KATHRYN M. MORBY
CASS COUNTY RECORDER
BY SR Dep TX#: 122972

44-105-2313
No delinquent taxes and transfer entered:
Certificate of Real Estate Value
( ) filed (X) not required
May 22 2015
Sharon K. Anderson
Cass County MN Auditor-Treasurer
by: D Bentley Deputy

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

DEED TAX DUE: $1.65 DATE: May 13, 2015

FOR VALUABLE CONSIDERATION, Anita Hilpipre, single ("Grantor"), hereby conveys and warrants to Anita Hilpipre Trustee of the Anita Hilpipre Revocable Trust ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

All that part of Lot Four (4), of Section Five (5), Township One Hundred Forty (140), Range Twenty-seven, described as follows: Commencing at the southwest corner of Lot 4, said Section, and thence running North along the Section line a distance of 310 feet to a point, the point of beginning of the premises to be conveyed herein; thence continuing North along said section line a distance of 45 feet to a point; running thence Easterly and Southeasterly to a point on the shore of Lake Inguadona established as follows: such point shall be measured from a point on the shoreline of Lake Inguadona which is 430 feet North from the Southwest corner of said Lot 4, measured along the West line thereof, thence running East at right angles to said West line of said Lot 4 to the shoreline of Lake Inguadona, and thence running in a Southwesterly direction along said shoreline a distance of 255 feet, to such point; running thence in a southwesterly or Southerly direction, a distance of 55 feet; thence running North westerly or Westerly to the point of beginning.

"The total consideration for this property is $500 or less."

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:

Reservations, restrictions, and easements, if any, of record

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.

Grantor
Anita Hilpipre

CASS COUNTY, MN # 642
Deed tax $ 1.65
Date 5/22/2015 By CW

EQ5-1011 Page 1 of 2

Page 2 of 2 A00063195I WARRANTY DEED

State of Iowa, County of

This instrument was acknowledged before me on 5/13, 2015 by Anita Hilpipre, single

(Stamp)
ERIN ALLEN MILLER
Commission Number 758781
My Commission Expires
June 7, 2016

Title (and Rank) Legal Assistant/Notary Public
My commission expires June 7, 2016

THIS INSTRUMENT WAS DRAFTED BY:
ROSEMEIER LAW OFFICE
By: Peter Vogel
218 2nd Street NE
Little Falls, MN 56345
Phone: 320-632-5458

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
Anita Hilpipre
3048 Madison Avenue
Woodstock IA 50599-8039

PROPOSED DESCRIPTION:

TRACT A
That part of Government Lot 4, Section 5, Township 140 North, Range 27 West, Cass County, Minnesota, described as follows: COMMENCING at the west quarter corner of said Section 5; thence North 01 degrees 38 minutes 01 seconds East, assigned bearing, along the west line thereof, 69.00 feet to the point of beginning of the tract to be herein described; thence continue North 01 degrees 38 minutes 01 seconds East, along said west line, 45.00 feet; thence South 67 degrees 19 minutes 17 seconds East 175 feet, more or less, to the shoreline of Lake Inguadona; thence southwesterly along said shoreline to the intersection with a line bearing South 64 degrees 28 minutes 52 seconds East from the point of beginning; thence North 64 degrees 28 minutes 52 seconds West 152 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 28th Avenue NE right of way.

TRACT B
That part of Government Lot 4, Section 5, Township 140 North, Range 27 West, Cass County, Minnesota, described as follows: COMMENCING at the west quarter corner of said Section 5; thence North 01 degrees 38 minutes 01 seconds East, assigned bearing, along the west line thereof, 114.00 feet to the point of beginning of the tract to be herein described; thence continue North 01 degrees 38 minutes 01 seconds East, along said west line, 40.00 feet; thence South 72 degrees 14 minutes 28 seconds East 208 feet, more or less, to the shoreline of Lake Inguadona; thence southwesterly along said shoreline to the intersection with a line bearing South 67 degrees 19 minutes 17 seconds East from the point of beginning; thence North 67 degrees 19 minutes 17 seconds West 175 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 28th Avenue NE right of way.

REVISIONS:								
NO.	DATE	DESCRIPTION	BY
1	10-22-2019	Added Tract B	WAG
2	12-19-2019	Added Improvements on Tract B	WAG

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 12/19/19
TERRY L. FREEMAN LIC. NO. 21367

NORTHERN PRAIRIE CONSULTING, INC.
P.O. Box 282, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.necusa.com

CERTIFICATE OF SURVEY
David Gallaher
625 14th Ave N, Apt 221
Clear Lake, IA 50428

JOB NO. 14-156
DATE: 10-03-2014

SHEET NO.
1 OF 1

12/20/2019, 7849