CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 31, TOWNSHIP 143 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

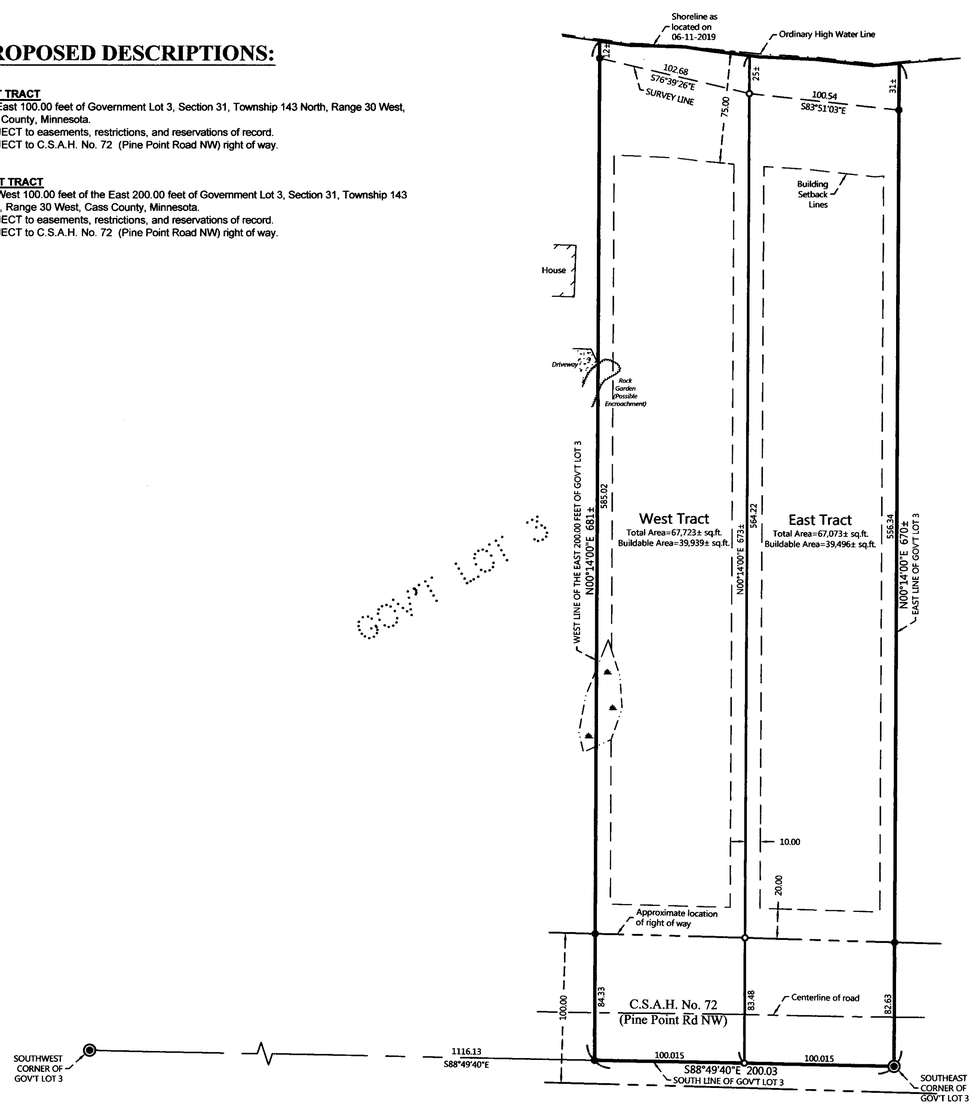
EAST TRACT
The East 100.00 feet of Government Lot 3, Section 31, Township 143 North, Range 30 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 72 (Pine Point Road NW) right of way.

WEST TRACT
The West 100.00 feet of the East 200.00 feet of Government Lot 3, Section 31, Township 143 North, Range 30 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 72 (Pine Point Road NW) right of way.

Leech Lake
General Development Classification
LAKE ELEVATION = 1295.58 (06-11-2019)

ORDINARY HIGH WATER ELEVATION = 1294.9

BASED ON NGVD29.



EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

A000624750
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
9/19/2016 1:18:29 PM
AS DOC #: A000624750
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF Dep TX#: 133397

45-231-2401
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
September 19, 2016
Cass County MN Auditor-Treasurer
by: , Deputy

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Joint Tenants

eCRV number:

DEED TAX DUE: $1.65 Date: December 22, 2014

FOR VALUABLE CONSIDERATION, **Bonnie M. Knutson, a widowed and unremarried individual,** ("Grantor"), hereby conveys and warrants to **Bonnie M. Knutson and Scott R. Knutson ("Grantees")**, as joint tenants, real property in **Cass** County, Minnesota, legally described as follows:

East 200 feet of Government Lot 3,
Section 31 Township 143 North Range 30
Turtle Lake Township

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.

Total consideration for this transfer is less than $500

CASS COUNTY, MN # 1156
Deed tax $ 1.65 ✓
Date 9/19/2016 By CW

Grantor
BONNIE M. KNUTSON, a widowed and unremarried individual

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0 50 100
SCALE IN FEET

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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES DELINEATED WETLAND(S)

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 45-231-2401.
3. improvements, other than those shown on this certificate, may exist that were not located during this survey. The wetlands were delineated in June 2019 by Mitch Brinks, Wetland Certification No. 1007.
4. 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.
5. 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.

NO.	DATE	DESCRIPTION	BY

REVISIONS:

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.

6/25/19
TERRY L. FREEMAN LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1256, Fax: 218-547-2272
WEB: www.necsa.com

CERTIFICATE OF SURVEY
Scott Knutson
22531 NE 191st Ct
Woodinville, WA 98077-7588

JOB NO. 19-116
DATE: 06-25-2019

SHEET NO.
1 OF 1

6/26/2019, 8151