

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

45-120-3109

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
April 13, 2009
Sharon K. Anderson
County Auditor
by: Deputy

000548127
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
04/14/2009 12:38:58PM
AS DOC #: 000548127
PAGES: 3
REC FEES: \$46.00

KATHRYN H. MOBBY
COUNTY RECORDER
by: Kathryn M. Mobby
Deputy

EXHIBIT A

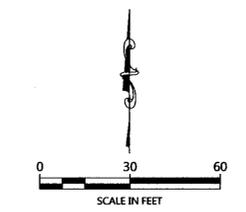
North Tract - Parcel Number: 45-120-3109

That part of Government Lot 8, Section 20, Township 142 North, Range 30 West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 8; thence North 0 degrees 42 minutes 17 seconds West, assumed bearing along the East line thereof 579.74 feet; thence South 87 degrees 10 minutes 15 seconds West 250.17 feet to the point of beginning of the tract to be herein described; thence South 0 degrees 42 minutes 17 seconds East 150.10 feet; thence South 87 degrees 10 minutes 15 seconds West 444.28 feet to the centerline of C.S.A.H. No. 13; thence North 19 degrees 48 minutes 55 seconds West along said centerline 156.84 feet to the intersection with a line bearing South 87 degrees 10 minutes 15 seconds West from the point of beginning; thence North 87 degrees 10 minutes 15 seconds East 495.67 feet to the point of beginning.

Subject to and together with an easement for ingress and egress 33.00 feet in width over and across that part of Government Lot 8, Section 20, Township 142 North, Range 30 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southeast corner of said Government Lot 8; thence North 0 degrees 42 minutes 17 seconds West, assumed bearing along the East line thereof 579.74 feet; thence South 87 degrees 10 minutes 15 seconds West 250.17 feet; thence South 0 degrees 42 minutes 17 seconds East 150.10 feet to the point of beginning of the centerline to be herein described; thence South 87 degrees 10 minutes 15 seconds West 444.28 feet to the centerline of C.S.A.H. No. 13 and said described centerline there terminating.

CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 8,
SECTION 20, TOWNSHIP 142 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA**



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF GOVERNMENT LOT 8 TO HAVE AN ASSIGNED BEARING OF N 01°03'55" W.

TRUSTEE'S DEED by Individual Trustee Minnesota Uniform Conveyancing Blanks Form 18.41 (2009)
DEED TAX DUE: \$ 1.65 DATE: February 2, 2009
FOR VALUABLE CONSIDERATION Harold A. Brace
The Harold A. Brace Living Trust, u/d/t dated February 14, 1991
Harold A. Brace and Jeanette C. Brace, Trustees of The Harold A. and Jeanette C. Brace Living Trust, u/d/t dated Feb. 2, 2009
(Grantor), hereby conveys to Harold A. Brace and Jeanette C. Brace, Trustees of The Harold A. and Jeanette C. Brace Living Trust, u/d/t dated Feb. 2, 2009
(Grantee), real property in Cass County, Minnesota, legally described as follows:
(See attached Exhibit A)

The consideration for this deed is less than \$500.00.

Check here if all or part of the described real property is Registered (Terrorist) Subject to restrictions, reservations, and easements of record, together with all hereditaments and appurtenances belonging thereto.

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.
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: Harold A. Brace
Signature of Trustee: Harold A. Brace

CASS COUNTY, MN # 586
Deed tax \$ 1.65
Date 4/14/2009 BXCW

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 45-120-3109.
- No improvements, topography, or wetland information has been surveyed other than as 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.
- 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.

LEGEND

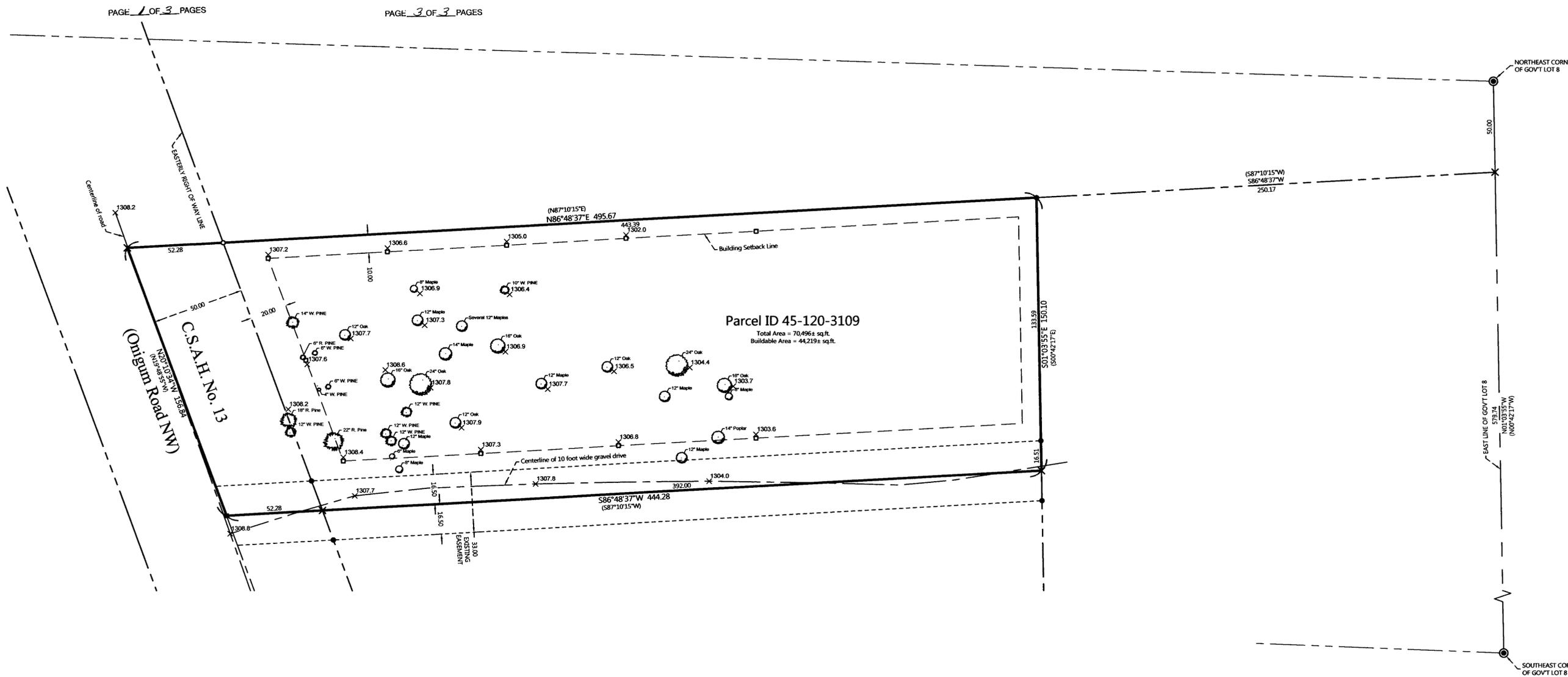
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES FOUND PK NAIL
- DENOTES SET REBAR ALONG SETBACK LINE
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- 10" W. PINE ○ DENOTES EXISTING CONIFEROUS TREE, TYPE & SIZE
- 10" OAK ○ DENOTES EXISTING DECIDUOUS TREE, TYPE, & SIZE
- 1234.5 × DENOTES SPOT ELEVATION (EXISTING GRADE)

I HEREBY CERTIFY THAT THIS SURVEY, PLAT 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. GREENMAN
2/19/16
LIC. NO. 21367



CERTIFICATE OF SURVEY
Harold Brace
8047 Onigum Road NW
Walker, MN 56484

JOB NO. 16-006
DATE: 02-19-2016
SHEET NO.
1 OF 1



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