

CERTIFICATE OF SURVEY

PART OF BLOCK TWO, WALKER AND PART OF VACATED FOURTH ST, SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

NOTES:

1. Parcel ID for subject tract = 96-337-0240.
2. No topography or 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. 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.

EXISTING DESCRIPTION:
OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

A000608082
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
12/9/2014 2:56:53 PM
AS DOC #: A000608082
PAGES: 3
REC FEES: 46.00
NATHAN M. NORBY
CASS COUNTY RECORDER
BY SR Dep Well Cert Rec'd
RECORDED ELECTRONICALLY

PID # 96-337-0240
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() filed (X) not required
DEC 09 2014
by: *Shanna K. Anderson*
County Auditor
EA Deputy

(Top 3 inches reserved for recording data)

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

DEED TAX DUE: \$1.65 DATE: 12-9-14
(month/day/year)

FOR VALUABLE CONSIDERATION, Franz Plattner, a single man ("Grantor"), hereby convey(s) and warrant(s) to Franz Plattner and Nanci Negaard ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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:
- (a) building and zoning laws, ordinances, and state and federal regulations;
 - (b) restrictions relating to use or improvement of the property without effective forfeiture provisions;
 - (c) reservation of any mineral rights by the State of Minnesota
 - (d) utility and drainage easements which do not interfere with existing improvements

Consideration for this transaction is less than \$500.00

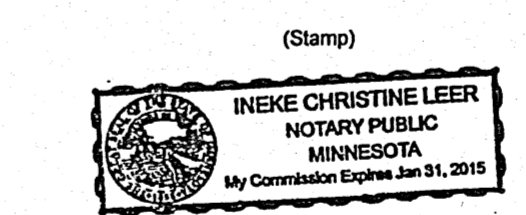
- Check applicable box:
 The Seller certifies that the Seller does not know of any wells on the described real property.
 A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____)
 I am familiar with the property described 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 # ED20140529
Deed tax \$ 1.65
Date 12-09-2014 By JK

File No. 142960 Page 1 of 3

Grantor
Franz Plattner
Franz Plattner

State of Minnesota, County of Cass
This instrument was acknowledged before me on October 31, 2014, by Franz Plattner, a single man.



Ineke Leer
(signature of notary officer)
Title (and Rank):
My commission expires: 1-31-14

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

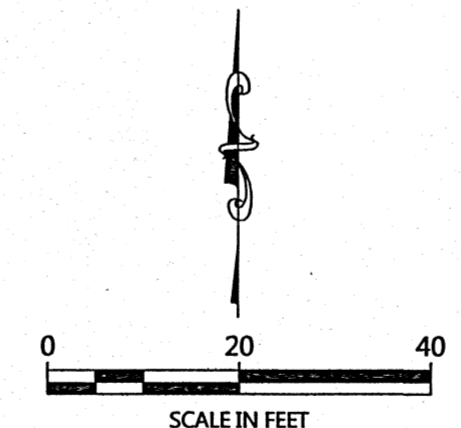
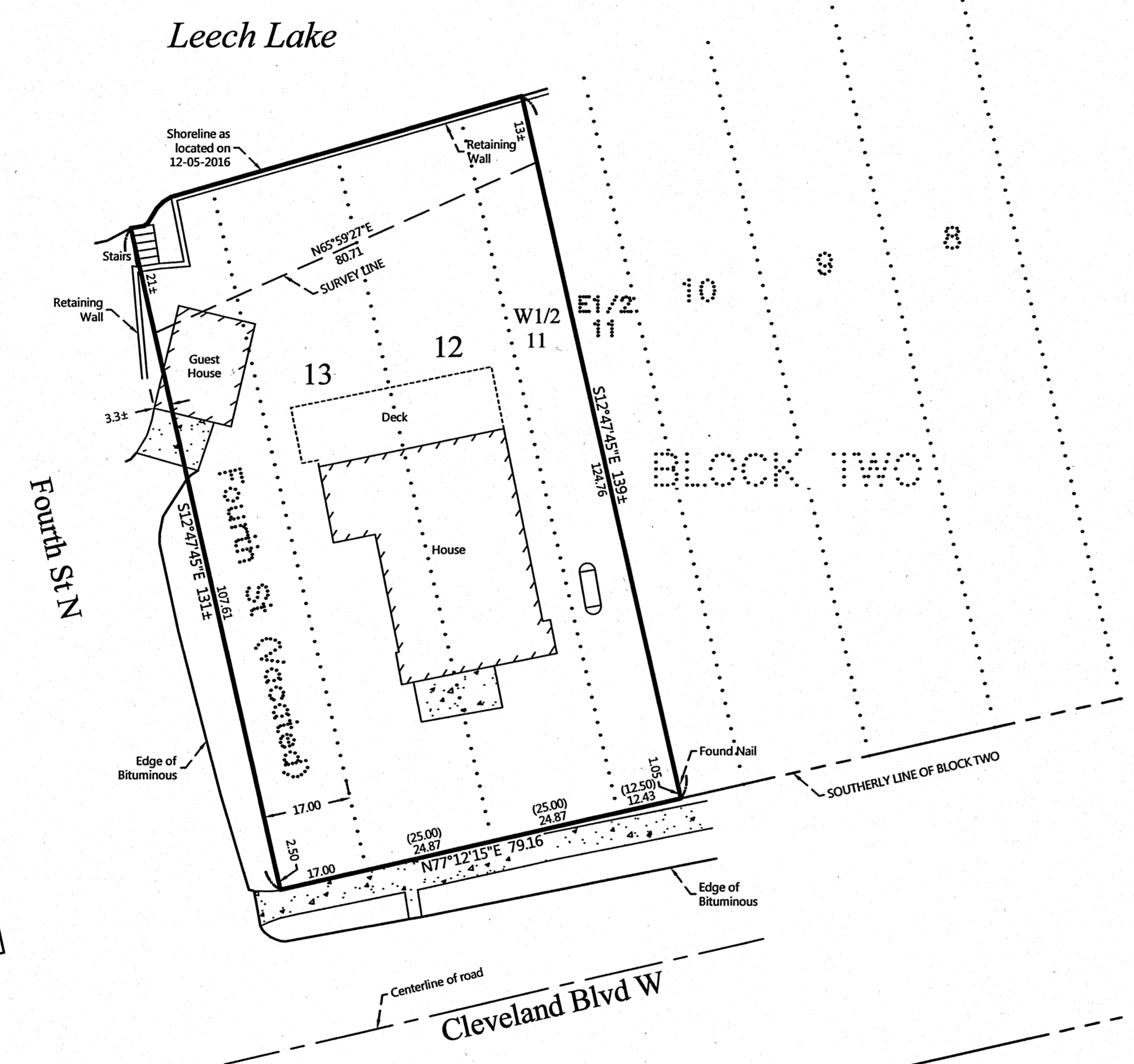
TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)
Franz Plattner
PO Box 1539
Walker MN 56484

Consideration is less than \$500.00.
File No. 142960 Page 2 of 3

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 12, 13, and West Half of Lot 11, Block 2 Original Plat of Walker according to the plat on file in the office of the County Recorder for Cass County, Minnesota, AND the East 17 feet of 4th Street between Block 2 and 3, Village of Walker.

Subject to easement, reservations and restrictions, if any, of record.
File No. 142369 Page 3 of 3



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTHERLY LINE OF BLOCK TWO, WALKER TO HAVE AN ASSIGNED BEARING OF N 77°12'15" E.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES FOUND CHISELED "X" IN CONCRETE
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES EXISTING LP TANK
- DENOTES EDGE OF EXISTING CONCRETE

REVISIONS	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Terry L. Freeman
TERRY L. FREEMAN
12/15/16
LIC. NO. 2387



CERTIFICATE OF SURVEY
 John Burn
 Parklane Apt 1701 Hermann Drive Unit 2706
 Houston, TX 77004

JOB NO. 16-225
DATE: 12-08-2016
SHEET NO.
1 OF 1