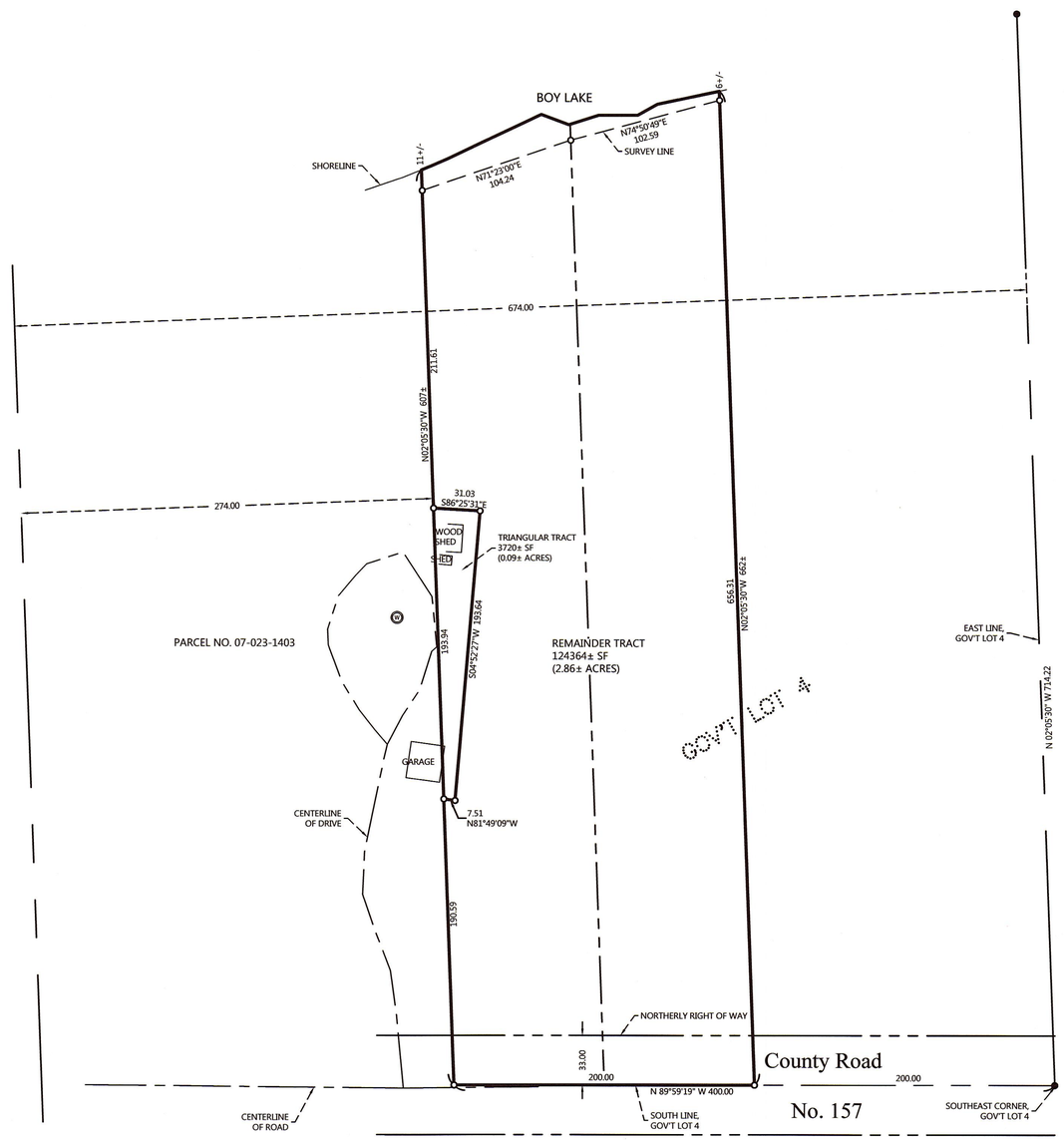
# CERTIFICATE OF SURVEY

## PART OF GOVERNMENT LOT 4,
## SECTION 23, TOWNSHIP 142 NORTH, RANGE 28 WEST,
## CASS COUNTY, MINNESOTA




## EXISTING DESCRIPTION:

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**QUITCLAIM DEED**

THE GRANTORS, LOUIS M. CULBERTSON JR. and JO ELLEN G. CULBERTSON, husband and wife, for the consideration of Ten Dollars ($10.00), in hand paid, CONVEY and QUIT CLAIM to:

LOUIS M. CULBERTSON JR. and JO ELLEN G. CULBERTSON, Trustees, or their successors in trust, under the **LOUIS M. CULBERTSON JR. AND JO ELLEN G. CULBERTSON LIVING TRUST, dated October 8, 2015**, and any amendments thereto,

all interest in the following described Real Estate situated in the County of Cass in the State of Minnesota, to wit:

See Exhibit A.

The consideration for this transfer is less than $ 500.00.

State deed tax due: $1.65

DATED October 8, 2015

Louis M Culbertson Jr
LOUIS M. CULBERTSON JR.

Jo Ellen H Culbertson
JO ELLEN G. CULBERTSON

State of Minnesota )
) ss.
County of Ramsey )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LOUIS M. CULBERTSON JR. and JO ELLEN G. CULBERTSON, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this October 8, 2015.

Commission expires January 31, 2020

NOTARY PUBLIC

GAURO PATRICK GALVIN
Notary Public
Minnesota
My Commission Expires January 31, 2020

This instrument was prepared by and

MAIL TO:
**SALTER LAW LLC**
**1000 Hamline Ave. N.**
**Suite 100**
**Roseville, MN 55113**
(651) 341-0021

TAX STATEMENTS FOR REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

**LOUIS & JO ELLEN CULBERTSON TRUSTEES**
**16268 Lone Cattle Drive**
**Wildwood, MO 63005**

A000619398
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED AND/OR RECORDED ON
2/16/2016 2:23:28 PM
AS DOC #: A000619398
PAGES: 2
REC FEES: 46.00
KATHRYN M. MOREY
CASS COUNTY RECORDER
BY JE Dep TX#: 128964

CASS COUNTY, MN # 234
Deed tax $ 1.65
Date 2/16/2016 By LW

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07-023-1402
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
February 16 2016
Sharon K Anderson
Cass County MN Auditor-Treasurer
by: Valerie Lewis, Deputy

**EXHIBIT A**

The West 200 feet of East 400 feet of Government Lot Four (4), or more fully described as:

All that portion of Lot Four (4), Section Twenty-three (23), Township One hundred forty-two (142), Range Twenty-eight (28), described as follows, to-wit: Commencing at the Southeast corner of said Lot Four (4); thence West along the South boundary line of said Lot Four (4) a distance of 400 feet to a point; thence North parallel to the East boundary line of said Lot Four (4) to the shore line of Boy Lake, which point shall be known as the point of beginning; thence South parallel to the East boundary line of said Lot Four (4) to the South boundary line thereof; thence East along the South boundary line of said Lot Four (4) a distance of 200 feet to a point; thence North parallel to the East boundary line of said Lot Four (4) to the shore line of Boy Lake; thence West along the shore line of Boy Lake to the place of beginning. Subject to mineral reservations, U.S. flowage rights of record and any easements for roadways, electric or telephone lines.

## PROPOSED DESCRIPTIONS:

Triangular Tract

That part of Government Lot 4, Section 23, Township 142 North, Range 28 West, Cass County, Minnesota described as follows:

COMMENCING at the southeast corner of said Government Lot 4; thence North 89 degrees 59 minutes 19 seconds West, assigned bearing, along the south line of said Government Lot 4, a distance of 400.00 feet; thence North 02 degrees 05 minutes 30 seconds West, parallel with the east line of said Government Lot 4, a distance of 190.59 feet to the point of beginning of the tract to be herein described; thence continue North 02 degrees 05 minutes 30 seconds West 193.94 feet; thence South 86 degrees 25 minutes 31 seconds East 31.03 feet; thence South 04 degrees 52 minutes 27 seconds West 193.64 feet; thence North 81 degrees 49 minutes 09 seconds West 7.51 feet to the point of beginning.

Remainder Tract

That part of Government Lot 4, Section 23, Township 142 North, Range 28 West, Cass County, Minnesota described as follows:

COMMENCING at the southeast corner of said Government Lot 4; thence North 89 degrees 59 minutes 19 seconds West, assigned bearing, along the south line of said Government Lot 4, a distance of 200.00 feet to the point of beginning of the tract to be herein described; thence continue North 89 degrees 59 minutes 19 seconds West, along said south line, 200.00 feet; thence North 02 degrees 05 minutes 30 seconds West, parallel with the east line of said Government Lot 4, a distance of 607 feet, more or less, to the shoreline of Boy Lake; thence northeasterly along said shoreline to the intersection with a line bearing North 02 degrees 05 minutes 30 seconds West from the point of beginning; thence South 02 degrees 05 minutes 30 seconds East 662 feet, more or less, to the point of beginning.

LESS and EXCEPT the following described tract (Triangular Tract): That part of Government Lot 4, Section 23, Township 142 North, Range 28 West, Cass County, Minnesota described as follows:

COMMENCING at the southeast corner of said Government Lot 4; thence North 89 degrees 59 minutes 19 seconds West, assigned bearing, along the south line of said Government Lot 4, a distance of 400.00 feet; thence North 02 degrees 05 minutes 30 seconds West, parallel with the east line of said Government Lot 4, a distance of 190.59 feet to the point of beginning of the tract to be herein described; thence continue North 02 degrees 05 minutes 30 seconds West 193.94 feet; thence South 86 degrees 25 minutes 31 seconds East 31.03 feet; thence South 04 degrees 52 minutes 27 seconds West 193.64 feet; thence North 81 degrees 49 minutes 09 seconds West 7.51 feet to the point of beginning.

## NOTES:

1. Parcel ID for subject tract = 07-023-1402.
2. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
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.
6. The legal description to the west (Parcel No. 07-023-1403) is described as the West 274 feet of the East 674 feet of Gov't Lot 4. This creates a gap with the Culbertson legal description which is described along the south line of Gov't Lot 4 a distance of 400 feet from the southeast corner.

0 50 100
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF GOV'T LOT 4 TO HAVE AN ASSIGNED BEARING OF N 02°05'30" W.

## LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (W) DENOTES EXISTING WELL

| 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.

Dennis J. Warner
DENNIS J. WARNER LIC. NO. 42656


NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.neciusa.com


CERTIFICATE OF SURVEY
Tom Devange
2616 Trophy Club Drive
Trophy Club, Texas 76262

JOB NO. 17-138
DATE: 06-06-2017

SHEET NO.
1 OF 1

Rec. 6/28/2017, 8402