

PROPOSED DESCRIPTIONS:

SMITH to STINSON

That part of Lots 1 and 2, Block Two, WEST'S ADDITION TO HACKENSACK, according to the recorded plat thereof, and that part of Vacated First Street and Second Avenue of HAMMOND'S ADDITION TO HACKENSACK, according to the recorded plat thereof, described as follows: Beginning at the southeast corner of Lot 5 of said HAMMOND'S ADDITION; thence North 32 degrees 19 minutes West 260.00 feet along the westerly right of way line of said First Street to a point on the north line of said Second Avenue; thence North 58 degrees East 66.15 feet along said north line; thence North 61 degrees 41 minutes East 203.08 feet along said north line; thence South 15 degrees 16 minutes 27 seconds West 363.97 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

EASEMENT No. 1

A 20.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of vacated Second Avenue of HAMMOND'S ADDITION TO HACKENSACK, according to the recorded plat thereof, Cass County, Minnesota, the centerline of said 20.00 foot wide easement is described as follows: COMMENCING at the southeast corner of Lot 5, said HAMMOND'S ADDITION TO HACKENSACK; thence North 31 degrees 51 minutes 28 seconds West, assigned bearing, along the westerly right of way line of vacated First Street, said HAMMOND'S ADDITION TO HACKENSACK, 260.00 feet to a point on the north line of said Second Avenue; thence North 58 degrees 27 minutes 31 seconds East, along said north line, 66.15 feet; thence North 62 degrees 08 minutes 24 seconds East, along said north line, 18.30 feet to a point hereinafter referred to as Point "A"; thence continue North 62 degrees 08 minutes 24 seconds East, along said north line, 184.78 feet; thence South 15 degrees 43 minutes 55 seconds West 56.93 feet to the point of beginning of the centerline to be herein described; thence South 68 degrees 03 minutes 15 seconds West 52.99 feet; thence South 89 degrees 05 minutes 51 seconds West 73.25 feet to said Point "A" and said described centerline there terminating.

The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on said north line of vacated Second Avenue and on lines bearing South 15 degrees 43 minutes 55 seconds West and North 15 degrees 43 minutes 55 seconds East from the point of beginning of the above described centerline.

EASEMENT No. 2

An easement for ingress, egress, and utility purposes over, under, and across that part of vacated First Street of HAMMOND'S ADDITION TO HACKENSACK, according to the recorded plat thereof, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of Lot 5, said HAMMOND'S ADDITION TO HACKENSACK; thence North 31 degrees 51 minutes 28 seconds West, assigned bearing, along the westerly right of way line of vacated First Street, said HAMMOND'S ADDITION TO HACKENSACK, 200.39 feet; thence North 58 degrees 01 minutes 00 seconds East 20.00 feet; thence South 31 degrees 51 minutes 28 seconds East 182.17 feet to the intersection with a line bearing North 15 degrees 43 minutes 55 seconds East from the point of beginning; thence South 15 degrees 43 minutes 55 seconds West 27.08 feet to the point of beginning.

CERTIFICATE OF SURVEY

PART OF WEST'S ADDITION TO HACKENSACK, SECTION 19, TOWNSHIP 140 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:
OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

A000605874
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
9/24/2014 1:09:23 PM
AS DOC #: A000605874
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR Dep

89-349-0110 89-361-0212
Transfer Entered:
September 24, 2014
Sharon K. Anderson
County Auditor - Treasurer
by E. Powell Deputy

(Top 3 inches reserved for recording data)
DEED OF DISTRIBUTION Minnesota Uniform Conveyancing Blanks
Form 10.5.1 (2011)
By Individual Personal Representative

NO DEED TAX DUE DATE: 4 August 2014

June K. Smith (print name of each Personal Representative)

as Personal Representative of the Estate of Richard Harrison Smith, Decedent ("Grantor"), hereby conveys and quitclaims to June K. Smith (print name of each Grantee)

("Grantee"), real property in Cass County, Minnesota, legally described as follows: Lots Four (4) and Five (5), Hammond's Addition to Hackensack, according to the map or plat thereof on file and of record in the office of the Cass County Recorder.

and That part of Lots One (1) and Two (2), Block Two (2), of West's Addition to Hackensack, according to the recorded plat thereof, and that part of Vacated First Street and Second Avenue of Hammond's Addition to Hackensack, according to the recorded plat thereof, described as follows: Beginning at the southeast corner of Lot 5 of said Hammond's Addition; thence North 32 degrees 19 minutes West 260.00 feet along the westerly right-of-way line of said First Street to a point on the north line of said Second Avenue; thence North 58 degrees East 66.15 feet along said north line; thence North 61 degrees 41 minutes East 203.08 feet along said north line; thence South 15 degrees 16 minutes 27 seconds West 363.97 feet to the point of the beginning. Subject to a road easement over that part of said Vacated First Street to the northwesterly extension of the northerly line of Lot 4, Block 1, said Hammond's Addition to the easterly line of said First Street.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

No change in well status Grantor
By: June K. Smith (signature of Personal Representative) June K. Smith

Exempt from State Deed Tax
Sharon K. Anderson County Treasurer

Note: This deed should be used only for distribution.

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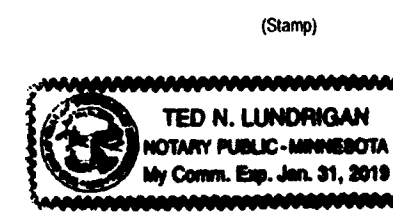
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Page 2 of 2 Minnesota Uniform Conveyancing Blanks Form 10.5.1

State of Minnesota, County of Cass

This instrument was acknowledged before me on 4 Aug. 2014 by June K. Smith (print name of each Personal Representative)

as Personal Representative of the Estate of Richard Harrison Smith, Decedent.



(Stamp)
Ted N. Lundrigan
Title (and Rank)
My commission expires

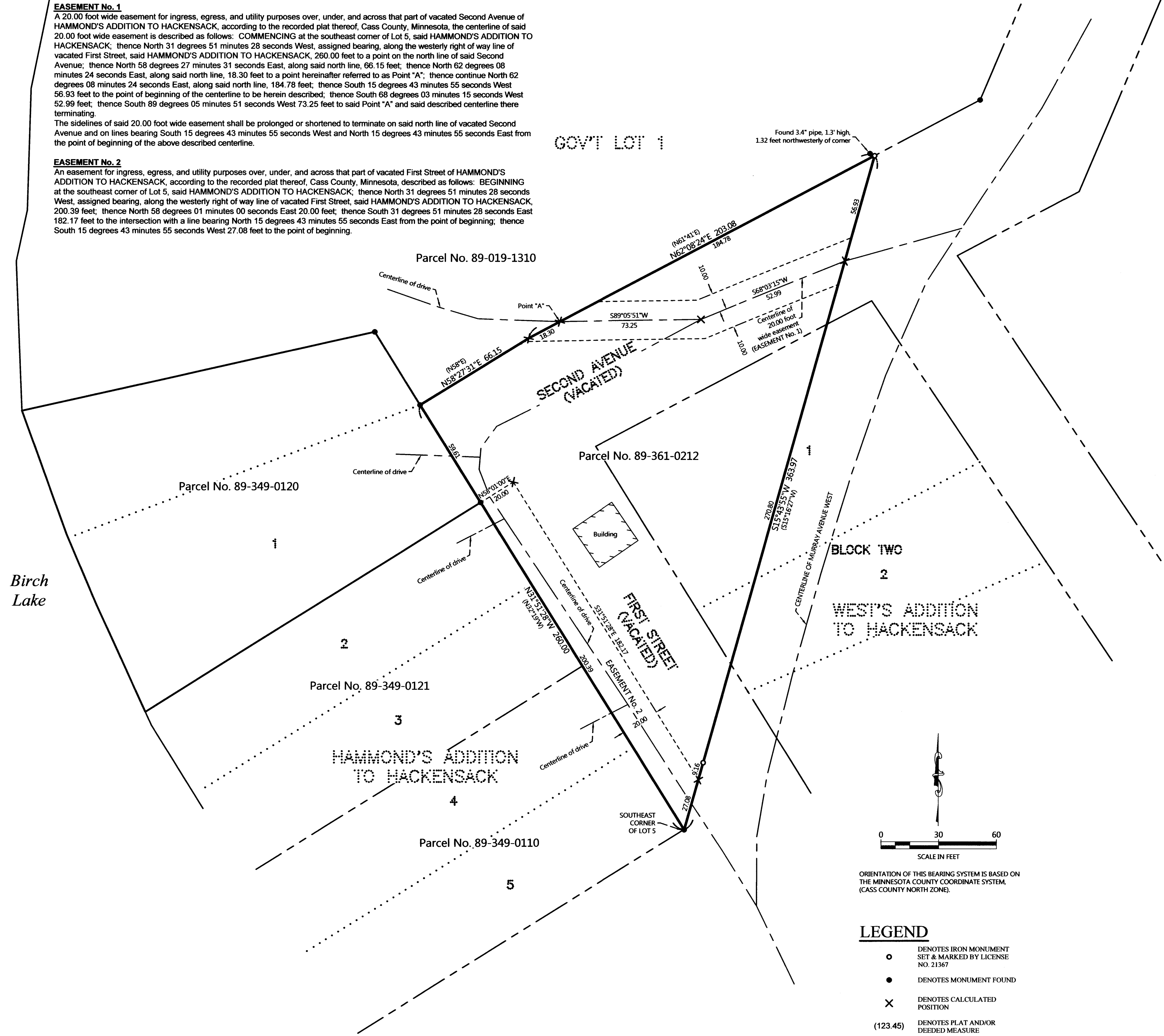
THIS INSTRUMENT WAS DRAFTED BY:
(print name and address)
Ted N. Lundrigan, Attorney at Law
248 1st St. N.
PO Box 49
Pine River, MN 56474

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(print legal name and residential or business address of Grantee)
June K. Smith
265 Murray Ave.
PO Box 312
Hackensack, MN 56452

This instrument is drafted without benefit of a Title Examination.

NOTES:

1. Parcel ID for subject tract = 89-361-0212.
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. 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 CALCULATED POSITION
 - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

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.
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Greg Stinson
5104 Tifton Drive
Edina, MN 55439

JOB NO. 17-245
DATE: 11-08-2017

SHEET NO.
1 OF 1