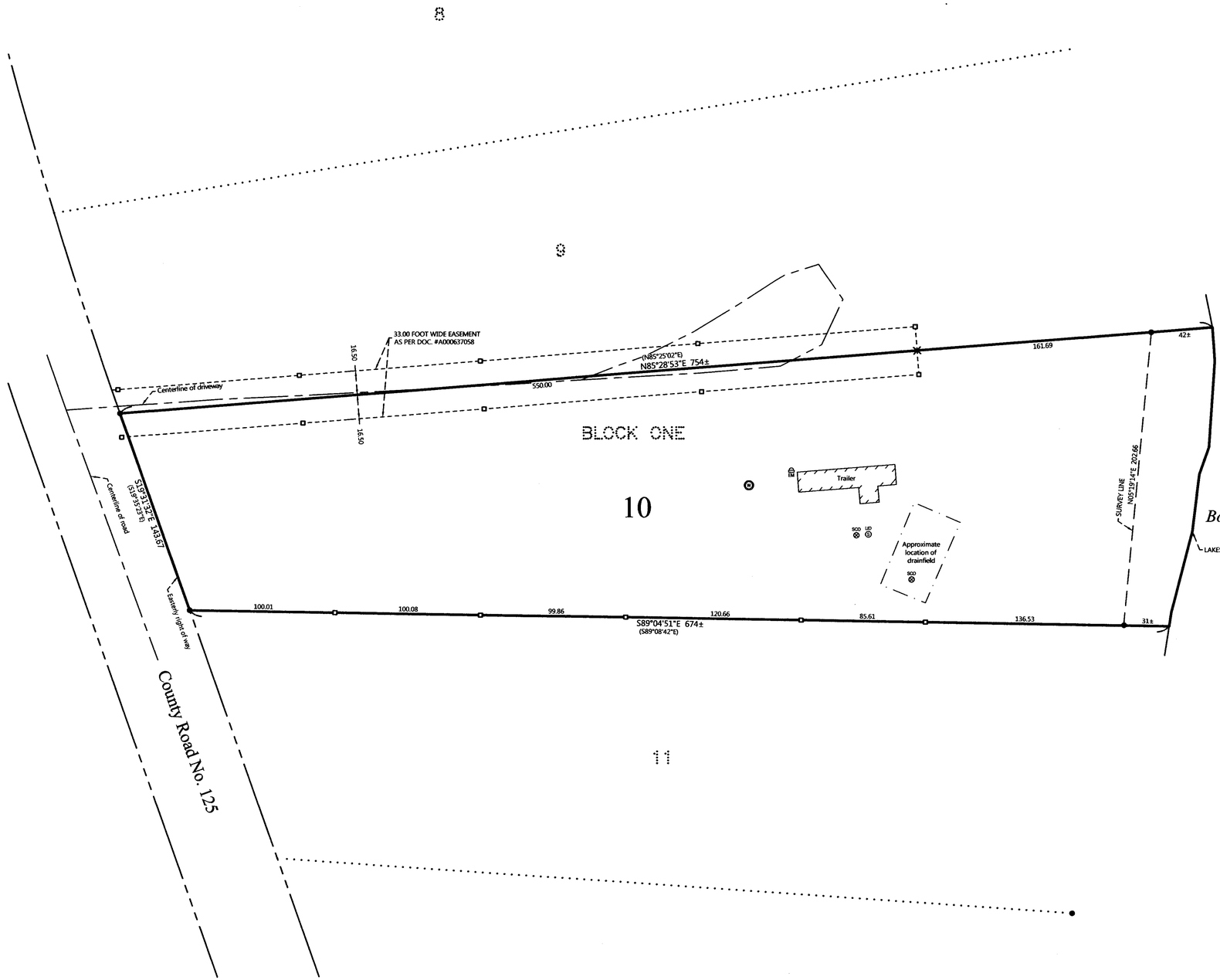
CERTIFICATE OF SURVEY

LOT 10, BLOCK ONE, RAMBLING ACRES
SECTION 28, TOWNSHIP 141 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA



0 40 80
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 CALCULATED POSITION
- DENOTES SET LATH ON LINE
- DENOTES EXISTING WELL
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID

NOTES:

1. Parcel ID for subject tract = 19-445-0150.
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.

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

A000637058
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
12/13/2017 3:36:49 PM
REC FEES: 96.00
PAGES: 2
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 143291
RECORDED ELECTRONICALLY
e-Well Cert. verified on 12/13/2017 By KF

PID #: 19-445-0150
No delinquent taxes and transfer entered; Certificate of Real Estate Value (if filed) not required
DECEMBER 13, 2017
Sharon K. Anderson
County Auditor
By _____ Deputy
Deputy Treasurer (if required)

(Top 3 inches reserved for recording data)

DEED OF SALE
by Individual Personal Representative to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.5.4 (2013

eCRV number: 756779

DEED TAX DUE: $204.60

DATE: December 11, 2017
(month/day/year)

FOR VALUABLE CONSIDERATION, Mark Andrew Gardner, as Personal Representative(s) of the Estate of Laurel Ann Forseth, a/k/a Laurel A. Forseth, Decedent, single ☑ married ☐ at the time of death ("**Grantor**"), hereby conveys and quitclaims to Tracy Dean Hart and Claire JoAnn Hart ("**Grantee(s)**"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

Lot Ten (10), Block One (1), Rambling Acres, Cass County, Minnesota.

Subject to and reserving a non-exclusive easement for ingress and egress purposed to benefit Lot 9, Block 1, Rambling Acres. Said easement described as follows: A 33 foot wide strip of land as laid out and constructed, the center line of which is described as follows: Commencing at the most Northwesterly corner of Lot 10; thence North 85 degrees 25 minutes 02 seconds East for a distance of 550 feet along the common line of Lots 9 and 10, and there terminating.

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

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 or has been electronically filed. (If electronically filed, insert WDC number: 1023994.)
☐ 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 # 819231030
Deed tax $ 204.60
Date 12/13/2017 By KF

File No. 177852 Page 1 of

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.

8/9/18
TERRY L. FREEMAN LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218.547.3867 Fax: 218.547.2272
web: www.mcnsa.com

CERTIFICATE OF SURVEY
Claire Hart
6707 180th Ave SE
Dover, MN 55929

JOB NO. 18-162
DATE: 08-09-2018

SHEET NO.
1 OF 1

8/10/2018, 8656