

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 19, TOWNSHIP 143 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:
OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

PTD # 76-019-3502
No delinquent taxes and transfer charges; Certificate of Real Estate Value
JUNE 15 2017
By: *Baron K. Anderson*
EA
Cass County Auditor
Supervisor () Not Placed

A000631720
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
6/16/2017 3:52:39 PM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR. DEP. TX#: 139133
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

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

eCRV number: 671356

DEED TAX DUE: \$212.85 DATE: June 16, 2017
(month/day/year)

FOR VALUABLE CONSIDERATION, Rebecca A. Christie and Warren C. Christie, married to one another ("Grantor"), hereby convey(s) and warrant(s) to Jodi J. Seemann and Todd C. Seemann ("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

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 # ED20170427
Deed tax \$ 212.85
Date 6/16/2017 By CV

File No. 176719 Page 1 of 3

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EXHIBIT "A" LEGAL DESCRIPTION

Parcel A:

That part of Government Lot 4, Section 19, Township 143, Range 30, Cass County, Minnesota, being described as follows:

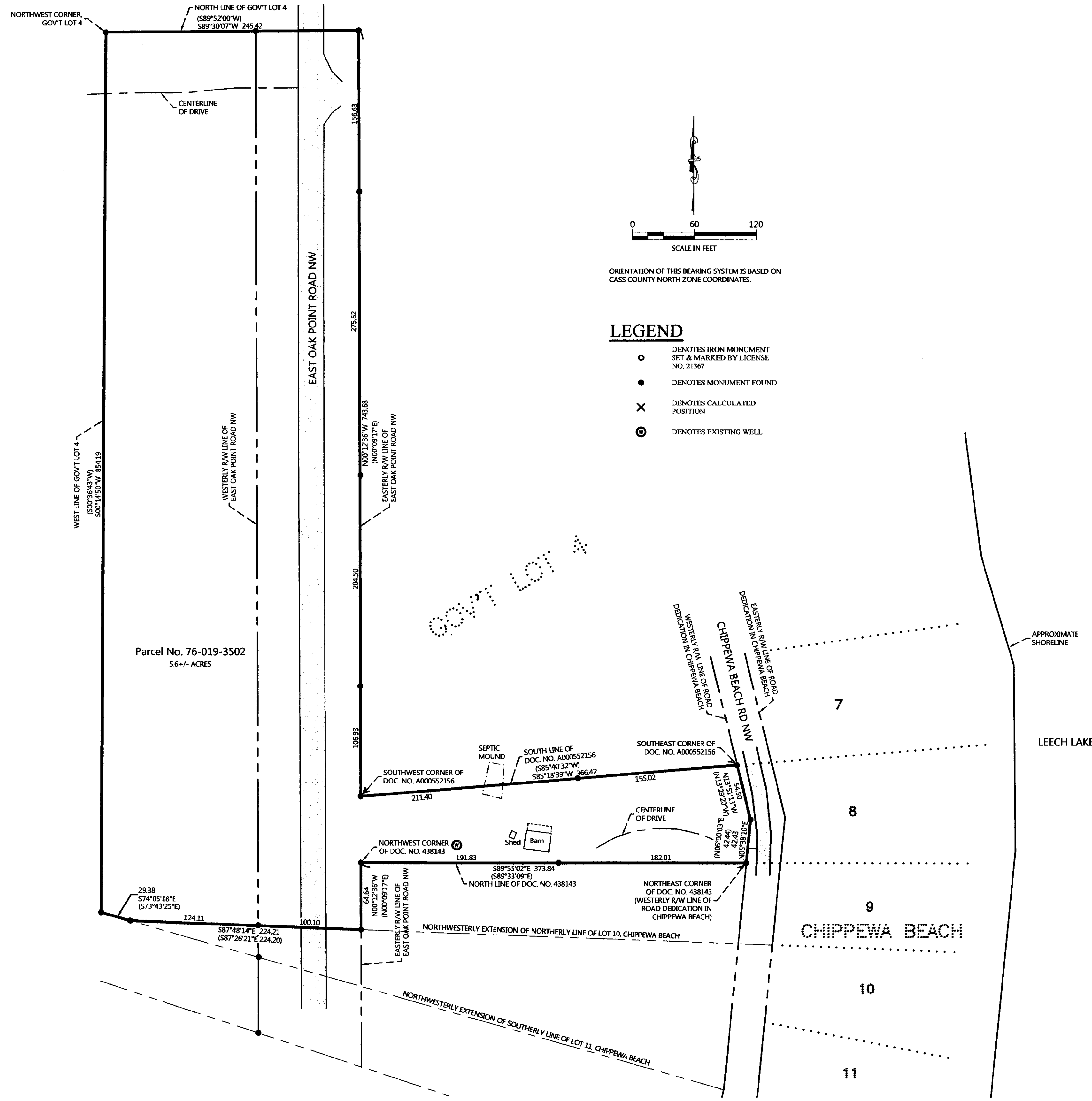
Beginning at the northwest corner of said Government Lot 4; thence on an assumed bearing of South 00 degrees 36 minutes 43 seconds West, along the west line of said government lot, a distance of 854.19 feet to intersection with the northwesterly extension of the southerly line of Lot 11, CHIPPEWA BEACH, according to the recorded plat thereof on file in the office of the County Recorder, Cass County, Minnesota; thence South 73 degrees 43 minutes 25 seconds East, along said northwesterly extension, a distance of 29.38 feet to the intersection with the northwesterly extension of the north line of Lot 10 of said plat of CHIPPEWA BEACH, thence South 87 degrees 20 minutes 21 seconds East, along said northwest extension of the north line of Lot 10, a distance of 224.20 feet to the intersection with the easterly right-of-way line of East Oak Point Road NW, thence North 00 degrees 00 minutes 17 seconds East, along said easterly road right-of-way line a distance of 64.64 feet to the northwest corner of the parcel of land described in Document Number 438143 on file in the office of the County Recorder, Cass County, Minnesota; thence South 89 degrees 33 minutes 09 seconds East, along the north line of said parcel of land described in Document Number 438143, a distance of 373.84 feet to the northeast corner of said parcel of land described in Document Number 438143, said point also being the westerly right-of-way line of the 35 foot wide road as dedicated on said plat of CHIPPEWA BEACH, thence North 06 degrees 00 minutes 03 seconds East, along said westerly road right-of-way line, a distance of 42.44 feet; thence North 13 degrees 29 minutes 20 seconds West, along said westerly road right-of-way line, a distance of 54.50 feet to the southeast corner of the parcel of land described in Document Number A000552156 on file in the office of the County Recorder, Cass County, Minnesota; thence South 85 degrees 40 minutes 32 seconds West, along the south line of the parcel of land described in Document Number A000552156, a distance of 366.42 feet to the southwest corner of said parcel of land described in Document Number A000552156, said point also being on the easterly right-of-way line of said East Oak Point Road NW, thence North 00 degrees 09 minutes 17 seconds East, along said easterly right-of-way line, a distance of 743.68 feet to the intersection with the north line of said Government Lot 4; thence South 89 degrees 52 minutes 00 seconds West, along said north government lot line, a distance of 245.42 feet to the point of beginning.

Cass County, Minnesota.

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NOTES:

1. Parcel ID for subject tract = 76-019-3502.
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.



REVISIONS	NO.	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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Todd Seemann
TODD SEEMANN
LC NO. 2387

NORTHERN ENGINEERING AND CONSULTING, INC.
P.O. Box 292 Walker, MN 56484
Phone: 218-547-1286, Fax: 218-547-2272
web: www.necusa.com

CERTIFICATE OF SURVEY
TODD SEEMANN
515 STEVEN STREET
WATERTOWN, MN 55388

JOB NO. 18-239
DATE: 10/23/19
SHEET NO. 1 OF 1