

**EXISTING DESCRIPTIONS:**

These descriptions were obtained from the Cass County Recorders Office and were used in determining the boundary for Parcel No. 89-361-0330.

89-361-0330  
No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (X) not required  
Certificate of Real Estate Value No. \_\_\_\_\_  
September 27, 2017  
Sharon K. Anderson  
County Auditor

A000634691  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR RECORDED ON  
9/27/2017 1:47:21 PM  
AS DOC #: A000634691  
PAGES: 3  
REC FEES: 46.00  
KATHRYN M. NORBY  
CASS COUNTY RECORDER  
BY KF Dep TX#: 141495

by J. Lopp Deputy

**TRANSFER ON DEATH DEED**

Date: 9/27/17 (Reserved for recording data)

We, Richard K. Dobbelaire and Elizabeth L. Dobbelaire, husband and wife, Grantor(s), hereby convey and quitclaim to Ronald J. Dobbelaire, married, David E. Dobbelaire, married, as joint tenants, Grantees, effective (check only one of the following)

On the death of the grantor owner, if only one grantor is named above, or on the death of the last of the grantor owners to die, if more than one grantor owner is named above, or

On the death of \_\_\_\_\_ (Name of grantor owner)

(Must be one of the grantor owners named above), the following real property located in Cass County, Minnesota:

The SE 20 feet of Lot 1, all of Lot 2, and the NW 30 feet of Lot 3, all in Block 3, West's Addition to Hackensack, according to the plat of file in the office of the county recorder in and for Cass County, Minnesota.  
**LESS**  
**SEE ATTACHED EXHIBIT "A"**



That part of Lots 2 and 3 of Block 3 of West's Addition to Hackensack, according to the recorded plat thereof, described as follows: Commencing at the SE corner of Lot 4 of said West's Addition; thence North 4°25'19" West 213.99 feet along the westerly line of West Murray Ave. of said West's Addition to the point of beginning; thence North 4°25'19" West 58.67 feet along said westerly line; thence South 38°46'22" West 258.58 feet more or less to the shore of Birch Lake; thence Southeast along said shore to a point that bears South 36°12'03" West from the point of beginning; thence North 36°12'03" East 213.87 feet more or less to the point of beginning.

Form No. 29-M - QUIT CLAIM DEED (Minnesota Uniform Conveyancing Blanks (1978))

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (X) not required  
Certificate of Real Estate Value No. \_\_\_\_\_  
September 27, 2017  
Robert J. Hanson  
County Auditor

STATE DEED TAX DUE HEREON: \$ \_\_\_\_\_  
Date: November 7, 2017

FOR VALUABLE CONSIDERATION, Nell T. Garvin and Yvonne G. Garvin, husband and wife, Grantor(s), hereby convey (s) and quitclaim (s) to James C. Erys and Myrtle E. Erys, husband and wife, Grantee(s), as joint tenants, real property in Cass County, Minnesota, described as follows:

That part of Lot 1, Block 3 of West's Addition to Hackensack described as follows: Commencing at the southeast corner of Lot 4 of said West's Addition according to the recorded plat thereof; thence North 4°25'19" West 307.51 feet along the west side of West Murray Avenue of said West's Addition to the point of beginning; thence south 44°01'52" West 276.05 feet; thence north 39°34'56" East 165.40 feet; thence north 50°41'46" East 111.91 feet to the point of beginning.

Consideration of \$1,000 or less

Affix Dead Tax Stamp Here

STATE OF MINNESOTA  
COUNTY OF CASS

The foregoing instrument was acknowledged before me this 13 day of November, 2017, by Nell T. Garvin and Yvonne G. Garvin, husband and wife, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE ON BLANK)

NOTARY PUBLIC - MINNESOTA  
CASS COUNTY  
My Commission Expires 04/30/19

Signature of Person Taking Acknowledgment  
James C. Erys  
88 Bay 94  
Hackensack Minn. 56452

LAW OFFICE OF STEPHEN H. BAKER  
BOX 586 - WALKER MN 56484

**CERTIFICATE OF SURVEY**  
PART OF LOTS 1 AND 2, BLOCK 3, WEST'S ADDITION TO HACKENSACK,,  
SECTION 19, TOWNSHIP 140 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA

A000624685  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR RECORDED ON  
9/15/2016 8:31:23 AM  
AS DOC #: A000624685  
PAGES: 2  
REC FEES: 46.00  
KATHRYN M. NORBY  
CASS COUNTY RECORDER  
BY SR Dep TX#: 133334

89-361-0330 89-361-0315  
No delinquent taxes and transfer entered;  
Certificate of Real Estate Value  
( ) filed (X) not required  
September 15, 2016  
Sharon K. Anderson  
Cass County Auditor-Treasurer

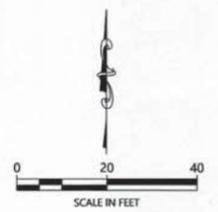
QUIT CLAIM DEED Minnesota Uniform Conveyancing Blanks Individual(s) to Joint Tenants Form 10.3.3 (2013)  
eCRV number: N/A  
DEED TAX DUE: \$1.65  
DATE: 8-31-16

FOR VALUABLE CONSIDERATION, Mark S. Glende and Martha M. Glende, husband and wife ("Grantor(s)"), hereby conveys and quitclaims to Todd W. Josephson and Rhonda K. Josephson ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

THAT PART OF WEST'S ADDITION TO HACKENSACK, DESCRIBED AS FOLLOWS: THE SOUTHEASTERLY 33 FEET OF VACATED FIRST AVENUE FROM MURRAY AVENUE ALONG LOT 1 TO BIRCH LAKE AND ALL OF LOT 1, BLOCK 3, EXCEPT THE FOLLOWING TWO DESCRIBED EXCEPTIONS:

EXCEPTION #1: COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 3, THENCE NORTH 4 DEGREES 25 MINUTES 19 SECONDS WEST 307.51 FEET ALONG THE WEST SIDE OF WEST MURRAY AVENUE OF SAID WEST'S ADDITION TO THE POINT OF BEGINNING OF EXCEPTION #1; THENCE SOUTH 44 DEGREES 03 MINUTES 52 SECONDS WEST 276.05 FEET; THENCE NORTH 39 DEGREES 34 MINUTES 56 SECONDS EAST 165.4 FEET; THENCE NORTH 50 DEGREES 41 MINUTES 46 SECONDS EAST 111.91 FEET TO THE POINT OF BEGINNING OF EXCEPTION #1.

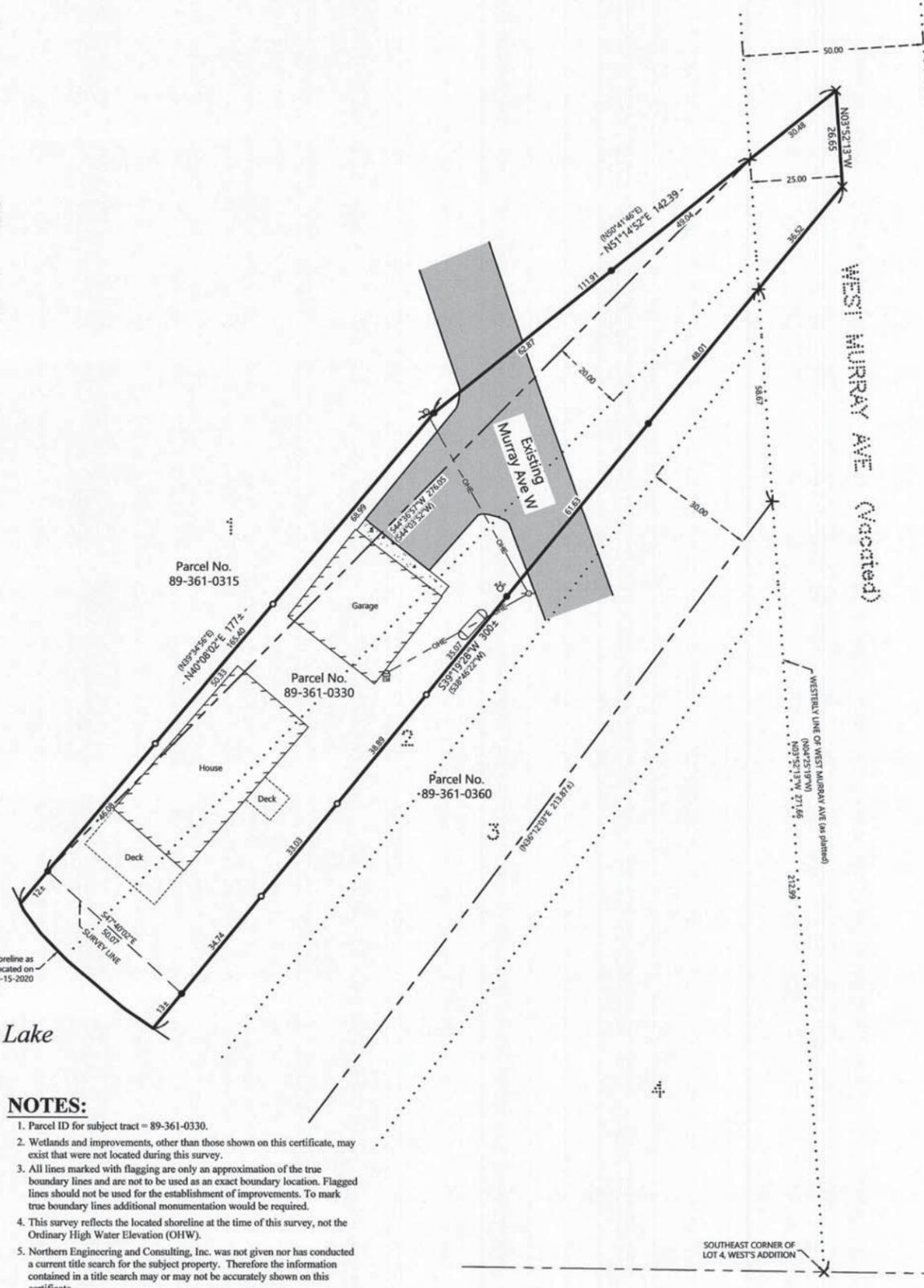
EXCEPTION #2: THE SOUTHEASTERLY 20 FEET OF SAID LOT 1, BLOCK 3, WEST'S ADDITION.



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 EXISTING LP TANK
- DENOTES EXISTING UTILITY POLE
- DENOTES OVERHEAD ELECTRIC LINE
- ⊞ DENOTES EXISTING ELECTRIC METER
- ⊞ DENOTES EXISTING CORPORATION STOP
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS
- ▬ DENOTES EDGE OF EXISTING CONCRETE



**NOTES:**

1. Parcel ID for subject tract = 89-361-0330.
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.

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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|     |      |             |
|     |      |             |
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|     |      |             |

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE SURVEYING LAWS OF THE STATE OF MINNESOTA.  
TERRY L. FREDMAN  
LIC. NO. 21867  
6/17/2020



**CERTIFICATE OF SURVEY**  
Ron Dobbelaire  
P.O. Box 113  
Elk River, MN 55330

JOB NO. 20-123  
DATE: 06-17-2020  
SHEET NO. 1 OF 1