

EXISTING DESCRIPTION:

CERTIFICATE OF SURVEY

LOTS 5 & 7-8, BLOCK 1, EAGLES LANDING SECOND ADDITION, SECTION 13, TOWNSHIP 143 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA

NOTES:

- 1. Zoning for subject tract = Shoreline Residential.
2. Parcel ID for subject tract = 15-383-0110, 15-383-0114, & 15-383-0116.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. 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.
5. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property.

15-383-0110
A000662669
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
8/17/2020 3:14:00 PM
AS DOC #: A000662669
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG Dep TX#: 164063



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 AD).

WARRANTY DEED
Individual(s) to Joint Tenants
eCRV Number: 1133122
DEED TAX DUE: \$31.35
DATE: August 12, 2020
FOR VALUABLE CONSIDERATION, Gerald A. Bader and Jeanne E. Bader, husband and wife, and Vicki L. Peterson, Trustee of the Vicki L. Peterson Revocable Living Trust dated December 13, 2012 ("Grantor"), hereby conveys and warrants to Jeff L. Groshans, a single person ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

LEGEND
DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
DENOTES MONUMENT FOUND
DENOTES CALCULATED POSITION
DENOTES PLAT BEARING
DENOTES EXISTING GROUND TRANSFORMER
DENOTES EXISTING ELECTRIC METER
DENOTES EXISTING ELECTRIC OUTLET
DENOTES EXISTING BUILDING

A000663493
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
9/8/2020 2:46:16 PM
AS DOC #: A000663493
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KP Dep TX#: 164679

WARRANTY DEED
Individual to Joint Tenants
STATE DEED TAX: \$34.65
Date: September 3, 2020
FOR VALUABLE CONSIDERATION, Gerald A. Bader, Sr. and Jeanne E. Bader, husband and wife, and Vicki L. Peterson, as Trustee of the Vicki L. Peterson Revocable Living Trust dated December 13, 2012, Grantors, hereby convey and warrant to Edward E. Roethke and Jennifer L. Roethke, husband and wife, Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:

A000650830
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
6/24/2019 2:47:42 PM
AS DOC #: A000650830
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG Dep TX#: 154430

QUIT CLAIM DEED
Individual(s) to Individual(s)
Minnesota Uniform Conveyancing Blanks Form 10.3.1 (2018)
eCRV number:
DEED TAX DUE: \$1.65
DATE: 6/12/19
FOR VALUABLE CONSIDERATION, Perry A. Olson a/k/a Perry Olson and Sheryl A. Mady Olson a/k/a Sheryl Olson a/k/a Sheryl Ann Mady Olson, husband and wife ("Grantor"), hereby conveys and quitclaims to Perry A. Olson and Sheryl A. Mady Olson, as Trustees of The Trust Agreement of Perry and Sheryl Olson ("Grantee"), as

EXHIBIT A
Legal Description
Parcel 1
Lot Eight (8), Block One (1), Eagles Landing Second Addition, according to the plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota.

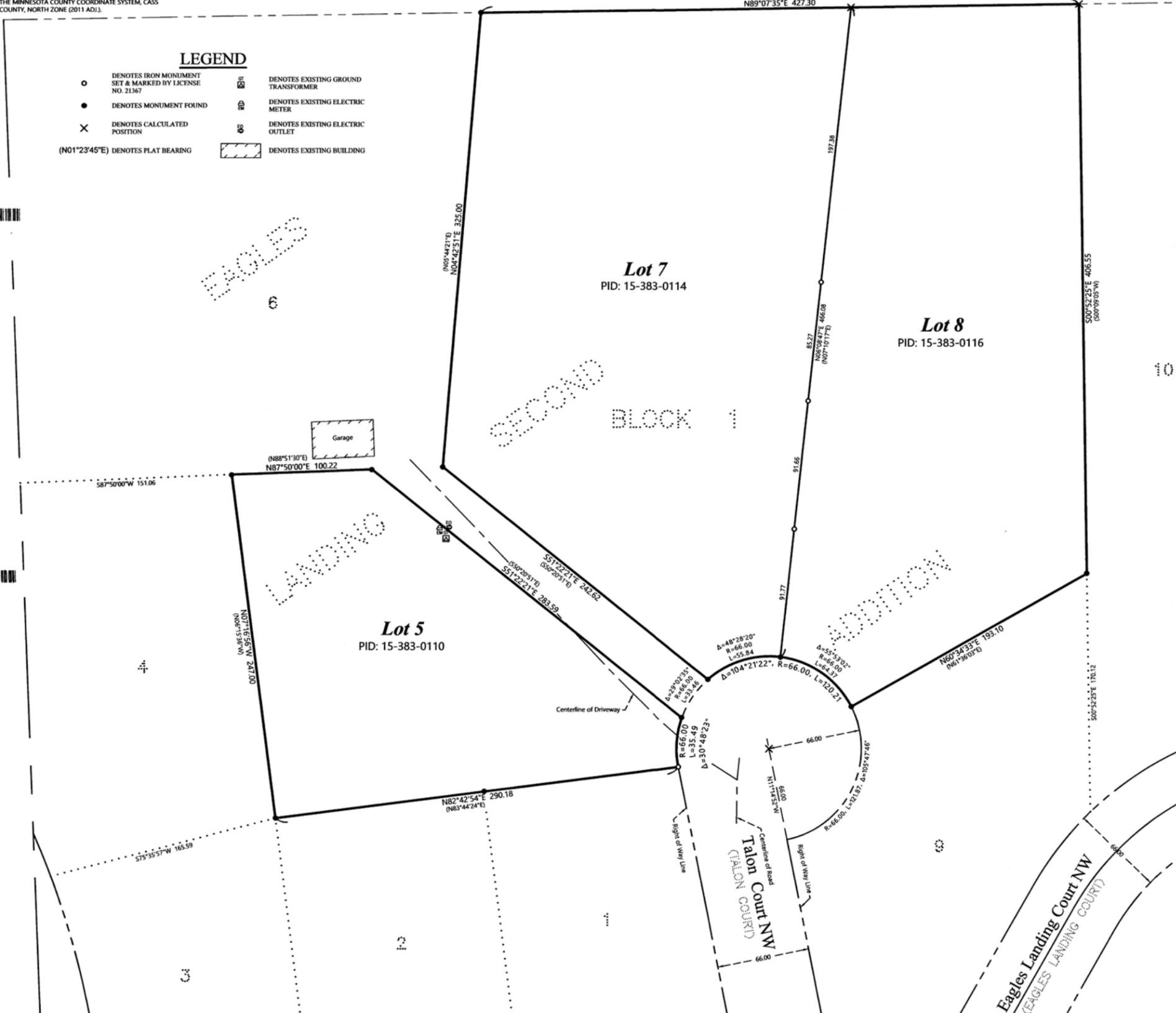


Table with columns: NO., DATE, DESCRIPTION, BY.

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

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 282, Walker, MN 56484
Phone: 218-547-1286
Web: www.nrecusa.com

CERTIFICATE OF SURVEY
Edward Roethke
1506 Clementa Ave SW
Buffalo, MN 55313

JOB NO. 22-099
DATE: 6-14-2022
SHEET NO. 1 OF 1