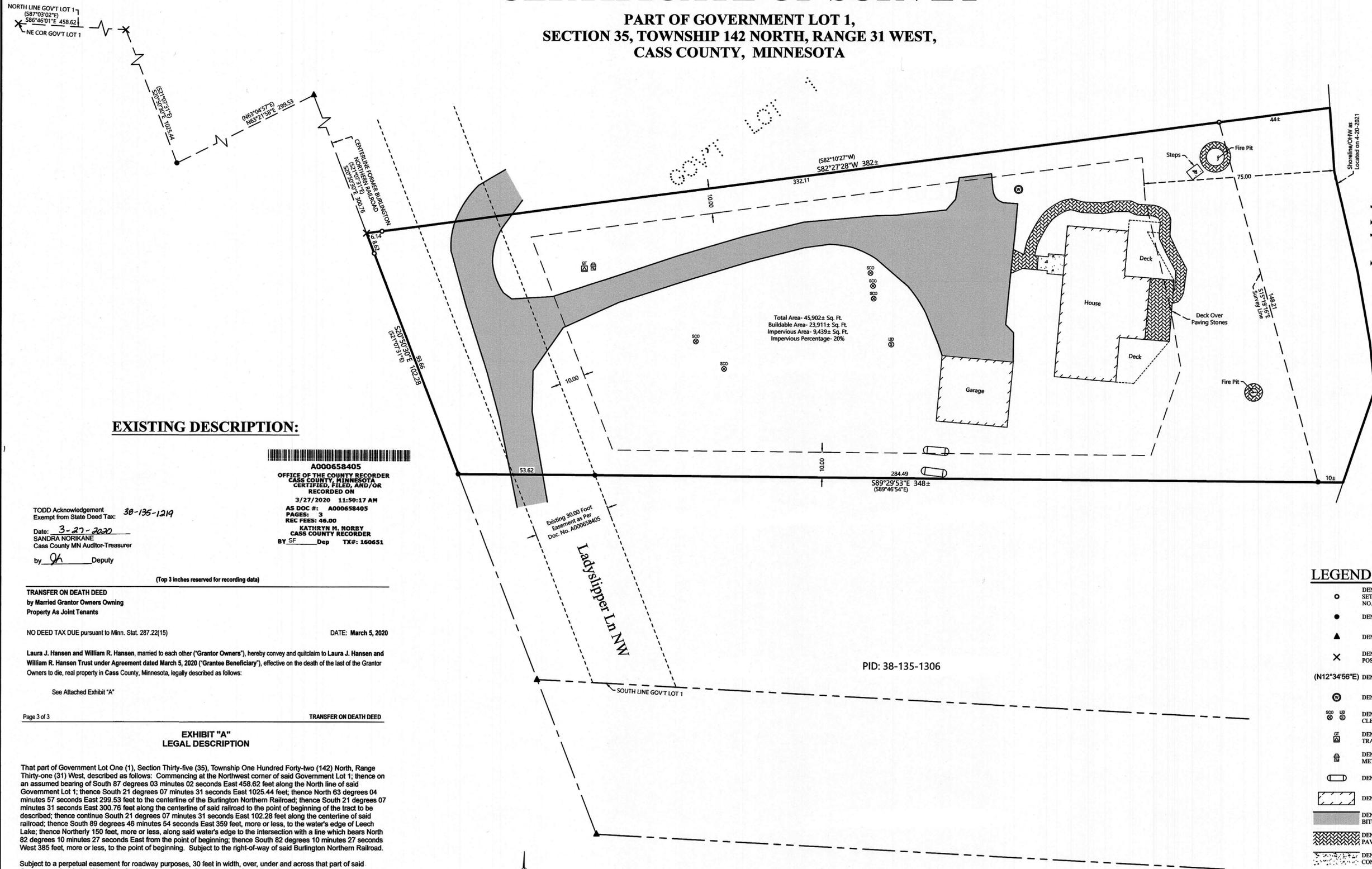


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 35, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

A000658405
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
3/27/2020 11:50:17 AM
AS DOC #: A000658405
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF Dep TX#: 160651

TODD Acknowledgement
Exempt from State Deed Tax: 30-135-1219
Date: 3-27-2020
SANDRA NORIKANE
Cass County MN Auditor-Treasurer
by *JK* Deputy

TRANSFER ON DEATH DEED

by Married Grantor Owners Owning
Property As Joint Tenants

NO DEED TAX DUE pursuant to Minn. Stat. 267.22(15)

DATE: March 5, 2020

Laura J. Hansen and William R. Hansen, married to each other ("Grantor Owners"), hereby convey and quitclaim to Laura J. Hansen and William R. Hansen Trust under Agreement dated March 5, 2020 ("Grantee Beneficiary"), effective on the death of the last of the Grantor Owners to die, real property in Cass County, Minnesota, legally described as follows:

See Attached Exhibit "A"

Page 3 of 3

TRANSFER ON DEATH DEED

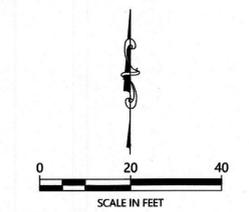
EXHIBIT "A" LEGAL DESCRIPTION

That part of Government Lot One (1), Section Thirty-five (35), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, described as follows: Commencing at the Northwest corner of said Government Lot 1; thence on an assumed bearing of South 87 degrees 03 minutes 02 seconds East 458.62 feet along the North line of said Government Lot 1; thence South 21 degrees 07 minutes 31 seconds East 1025.44 feet; thence North 63 degrees 04 minutes 57 seconds East 299.53 feet to the centerline of the Burlington Northern Railroad; thence South 21 degrees 07 minutes 31 seconds East 300.76 feet along the centerline of said railroad to the point of beginning of the tract to be described; thence continue South 21 degrees 07 minutes 31 seconds East 102.28 feet along the centerline of said railroad; thence South 89 degrees 46 minutes 54 seconds East 359 feet, more or less, to the water's edge of Leech Lake; thence Northerly 150 feet, more or less, along said water's edge to the intersection with a line which bears North 82 degrees 10 minutes 27 seconds East from the point of beginning; thence South 82 degrees 10 minutes 27 seconds West 385 feet, more or less, to the point of beginning. Subject to the right-of-way of said Burlington Northern Railroad.

Subject to a perpetual easement for roadway purposes, 30 feet in width, over, under and across that part of said Government Lot 1, the West line of said easement is the Easterly right-of-way line of said railroad. And, said easement begins at the intersection of said right-of-way with the South line of said Government Lot 1, and extends North 21 degrees 07 minutes 31 seconds West 310.00 feet along said right-of-way line.

Together with a perpetual easement for roadway purposes, 20 feet wide, over, under and across that part of Government Lot 2, Section 35, Township 142 North, Range 31 West, the centerline of which is described as follows: Commencing at the Northwest corner of Government Lot 1, said Section 35; thence on an assumed bearing of South 87 degrees 03 minutes 02 seconds East 458.62 feet along the North line of said Government Lot 1; thence South 21 degrees 07 minutes 31 seconds East 1025.44 feet; thence North 63 degrees 04 minutes 57 seconds East 299.53 feet to the centerline of the Burlington Northern Railroad; thence South 21 degrees 07 minutes 31 seconds East 490.35 feet along the centerline of said Railroad, to the North line of said Government Lot 2; thence South 87 degrees 09 minutes 10 seconds East 74.80 feet along the North line of said Government Lot 2 to the point of beginning of the centerline to be described; thence South 74 degrees 13 minutes 11 seconds West 339.04 feet; thence North 67 degrees 09 minutes 01 second West 159.21 feet; thence North 73 degrees 37 minutes 43 seconds West 197.58 feet; thence North 86 degrees 02 minutes 43 seconds West 45 feet, more or less, to the Easterly right-of-way line of U.S. Highway 371 and there terminating.

Cass County, Minnesota



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

Leech Lake
General Development (GD)
LAKE ELEVATION = 1294.9 / 04-20-2021
ORDINARY HIGH WATER ELEVATION = 1294.9
BENCHMARK: MNDOT Geodetic Marker "L 348"
BASED ON NGVD 29

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21567
- DENOTES MONUMENT FOUND
- ▲ DENOTES FOUND PK NAIL
- × DENOTES CALCULATED POSITION
- (N12°34'56"E) DENOTES DEED BEARINGS
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊞ DENOTES EXISTING GROUND TRANSFORMER
- ⊞ DENOTES EXISTING ELECTRIC METER
- ⊞ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING
- ▨ DENOTES EXISTING BITUMINOUS EDGE
- ▨ DENOTES EXISTING PAVING STONES
- ▨ DENOTES EXISTING CONCRETE EDGE

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-135-1219.
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. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines additional monumentation would be required.
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.

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.

TERRY L. FREEMAN
TERRY L. FREEMAN
4/23/21
LIC. NO. 21567

NORTHERN ENGINEERING AND CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1256, Fax: 218-547-2272
web: www.necusa.com

CERTIFICATE OF SURVEY
Stuart Volby
P.O. Box 324
Hackensack, MN 56452

JOB NO. 21-130
DATE: 04-23-2021
SHEET NO. 1 OF 1