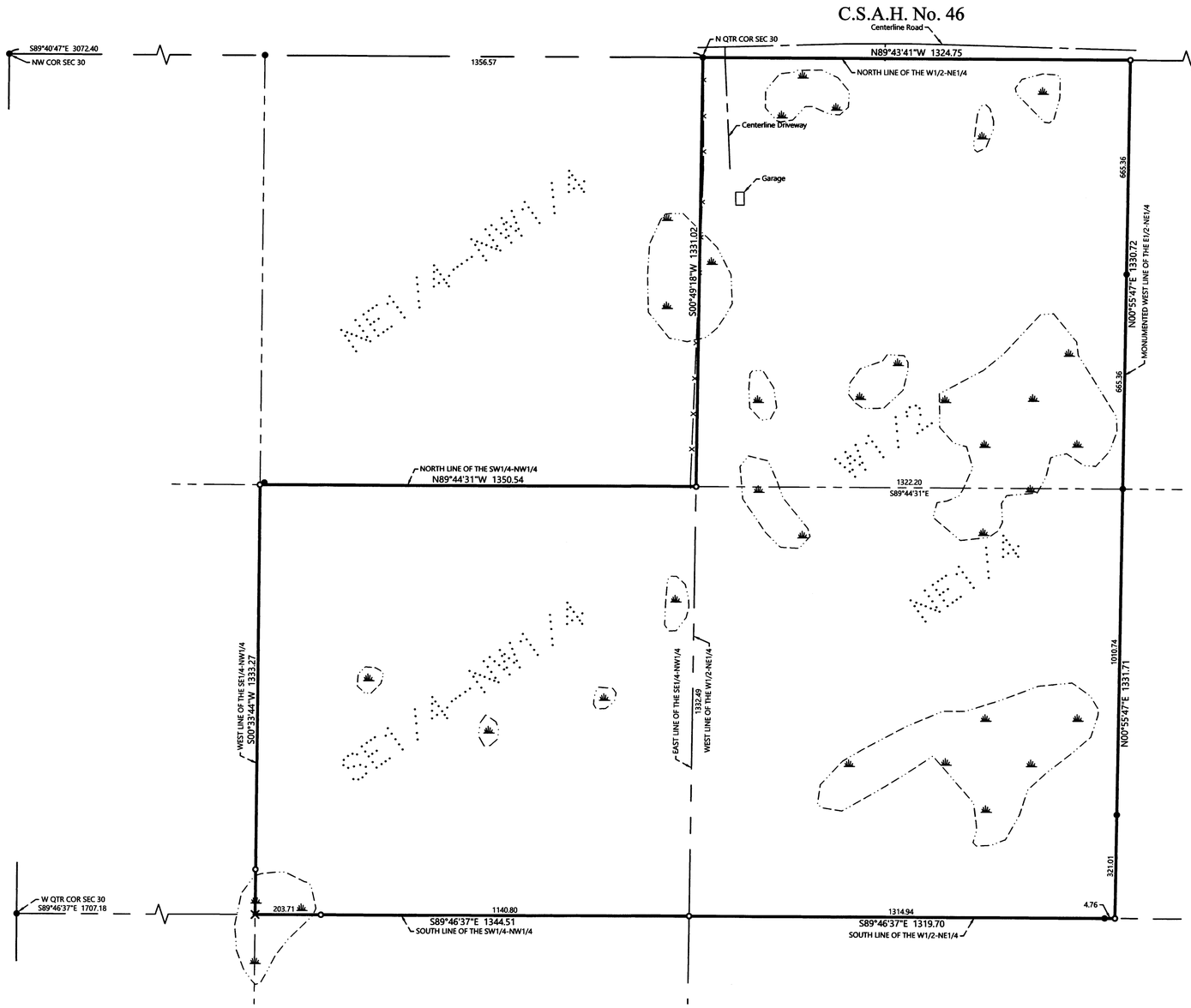
CERTIFICATE OF SURVEY

THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER,
AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER,
SECTION 30, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

Form No. 1-36—WARRANTY DEED — Minnesota Uniform Conveyancing Blanks (1979) — Moher-Davis Co., Minneapolis

Individual(s) to Individual(s)

299910-301200 301200+302400

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed ( ) not required
Certificate of Real Estate Value No. _____
March 31, 1987
Sharon K. Anderson
County Auditor
by _____ Deputy

STATE DEED TAX DUE HEREON: $ _____
Date: March, 1987

295858
OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass) ss
hereby certify that the within instrument was filed in this office for record on the 31 day of March A.D. 19 87 at 11:20 o'clock A.M. and was duly recorded in Misc. Dr. No. 295858
Deputy Recorder

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Thomas Joseph Langevin, a single person, divorced and unremarried; Elaine A. Langevin, a single person, divorced ~~and unmarried~~ (marital status) and unremarried, grantors, hereby convey (s) and warrant (s) to Larry C. Mason, Grantee (s), real property in Cass County, Minnesota, described as follows:

The West Half of the Northeast Quarter (W½ NE¼) and the Southeast Quarter of the Northwest Quarter (SE¼ NW¼), of Section Thirty (30), Township One Hundred Forty (140), Range Twenty-nine (29), subject to mineral rights and reservations, restrictions, ordinances and easements if any of record or in use.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES WETLAND(S)
- DENOTES EXISTING FENCE LINE

0 200 400
SCALE IN FEET

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

NOTES:

1. Zoning for subject tract = Shoreland Residential and Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 51-030-1200.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown drawn in using National Wetland Maps on the County website
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	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.

06/16/21
TERRY L. FREEMAN — LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Marianne Gilbertson
8616 Walker Bay Trail NW
Walker, MN 56484

JOB NO. 21-160
DATE: 06-16-2021

SHEET NO.
1 OF 1