

CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 8, TOWNSHIP 143 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 1 of 2 A000676142



20-008-4100
No delinquent taxes and transfer-related Certificates of Real Estate Value
(Signed & Notarized)
AUGUST 26 2021
Cass County 181 Auditor-Treasurer
By: MJL Deputy
Supervisor's Decision
() Not Required (X) Received () Not Received

A000676142
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
8/26/2021 3:31:05 PM
REC FEES: 96.00
PAGES: 2
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY: NG DEP TX#: 174754
RECORDED ELECTRONICALLY
e-Filed Cert. verified on 8-26-2021, By: NG

(Top 3 inches reserved for recording data)
DEED OF SALE Minnesota Uniform Conveyancing Blanks Form 10.5.3 (2016)
by Individual Personal Representative to Individual(s)

eCRV number: 1301727

DEED TAX DUE: \$1,204.50

DATE: August 26, 2021 (month/day/year)

FOR VALUABLE CONSIDERATION, Terri Shepherd, as Personal Representative of the Estate of Ronald Ellis Erickson, Decedent, single married at the time of death ("Grantor"), hereby conveys and claims to Richard R. Schaefer and Nancy A. Schaefer Family Trust under Agreement dated July 23, 2020 ("Grantee"), as

(Check only one box.) tenants in common. (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantee as tenants in common.)
 joint tenants.

real property in Cass County, Minnesota, legally described as follows:

Northeast Quarter of the Southeast Quarter (NE¼ of SE¼) and the Southeast Quarter of the Northeast Quarter (SE¼ of NE¼), Section Eight (8), Township One Hundred Forty-three (143), Range Thirty-one (31).

Cass County, Minnesota

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

PROPOSED DESCRIPTIONS:

Tract 1

That part of the Northeast Quarter of the Southeast Quarter, Section 8, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 42 minutes 22 seconds East, assigned bearing, along the East line thereof, 211.19 feet; thence North 89 degrees 17 minutes 29 seconds West 453.98 feet; thence North 55 degrees 25 seconds 39 minutes West 255.27 feet; thence North 01 degrees 50 seconds 59 minutes East 167.38 feet; thence North 35 degrees 39 minutes 48 seconds East 250.00 feet to the Point of Beginning of the tract to be herein described; thence South 86 degrees 58 minutes 29 seconds West 796.63 feet to the West line of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 46 minutes 54 seconds East, along said West line, 632.36 feet to the northwest corner of said Northeast Quarter of the Southeast Quarter; thence South 89 degrees 24 minutes 29 seconds East, along said north line, 684.36 feet to the intersection with a line bearing North 09 degrees 58 minutes 30 seconds West from the point of beginning; thence South 09 degrees 58 minutes 30 seconds East 592.14 feet, to the point of beginning.

Subject to easements, restrictions and reservations of record.
Subject to and Together with(see Easement).

Tract 2

That part of the Northeast Quarter of the Southeast Quarter, Section 8, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 42 minutes 22 seconds East, assigned bearing, along the East line thereof, 211.19 feet; thence North 89 degrees 17 minutes 29 seconds West 453.98 feet; thence North 55 degrees 25 seconds 39 minutes West 255.27 feet; thence North 01 degrees 50 seconds 59 minutes East 167.38 feet; thence North 35 degrees 39 minutes 48 seconds East 250.00 feet; thence North 89 degrees 24 minutes 27 seconds East 106.20 feet to the Point of Beginning of the tract to be herein described; thence South 89 degrees 24 minutes 27 seconds West 106.20 feet; thence North 09 degrees 58 minutes 30 seconds West 592.14 feet to the North line of said Northeast Quarter of the Southeast Quarter; thence South 89 degrees 24 minutes 29 seconds East, along said North line, 629.10 feet to the northeast corner of said Northeast Quarter of the Southeast Quarter; thence South 00 degrees 42 minutes 22 seconds West, along said line, 579.90 feet to the intersection with a line bearing South 89 degrees 24 minutes 36 seconds East from the point of beginning; thence North 89 degrees 24 minutes 36 seconds West 413.19 feet, to the point of beginning.

Subject to easements, restrictions and reservations of record.
Subject to and Together with(see Easement).
Subject to State Highway No. 371.

Tract 3

That part of the Northeast Quarter of the Southeast Quarter, Section 8, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 42 minutes 22 seconds East, assigned bearing, along the East line thereof, 211.19 feet; thence North 89 degrees 17 minutes 29 seconds West 453.98 feet; thence North 55 degrees 25 seconds 39 minutes West 255.27 feet; thence North 01 degrees 50 seconds 59 minutes East 167.38 feet; thence North 35 degrees 39 minutes 48 seconds East 250.00 feet; thence South 89 degrees 58 minutes 29 seconds West, along said West line, 796.63 feet to the West line of said Northeast Quarter of the Southeast Quarter; thence South 00 degrees 46 minutes 54 seconds West, along said West line, 673.80 feet to the southwest corner of said Northeast Quarter of the Southeast Quarter; thence South 89 degrees 17 minutes 29 seconds East, along the south line thereof, 1315.18 feet to the point of beginning.

Subject to State Highway No. 371.
Subject to easements, restrictions and reservations of record.

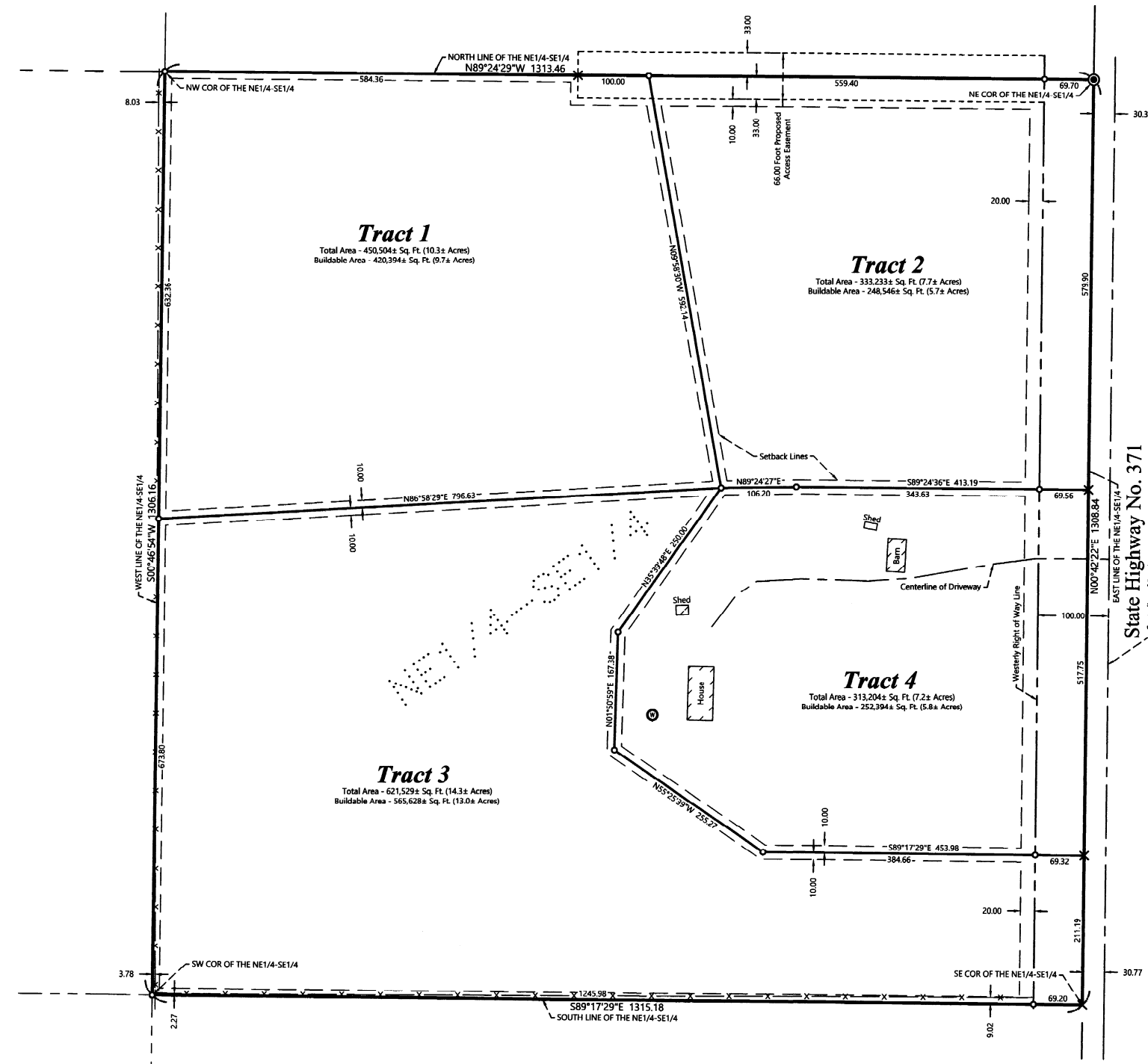
Tract 4

That part of the Northeast Quarter of the Southeast Quarter, Section 8, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 42 minutes 22 seconds East, assigned bearing, along the East line thereof, 211.19 feet to the Point of Beginning of the tract to be herein described; thence North 89 degrees 17 minutes 29 seconds West 453.98 feet; thence North 55 degrees 25 seconds 39 minutes West 255.27 feet; thence North 01 degrees 50 seconds 59 minutes East 167.38 feet; thence North 35 degrees 39 minutes 48 seconds East 250.00 feet; thence North 89 degrees 24 minutes 27 seconds East 106.20 feet; thence South 89 degrees 24 minutes 36 seconds East 413.19 feet to said East line; thence South 00 degrees 42 minutes 22 seconds West, along said East line, 517.75 foot, to the point of beginning.

Subject to State Highway No. 371.
Subject to easements, restrictions and reservations of record.

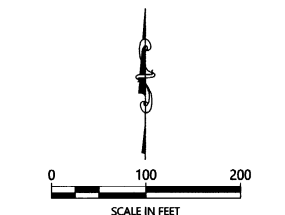
Easement

A 66.00 foot wide easement for ingress and egress over and across that part of the Northeast Quarter of the Southeast Quarter and of the Southeast Quarter of the Northeast Quarter, Section 8, Township 143 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the northeast corner of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 24 minutes 29 seconds West, assigned bearing, along the North line thereof, 69.70 feet, to the westerly right of way line of State Highway No. 371 and the Point of Beginning of the centerline to be herein described; thence continue North 89 degrees 24 minutes 29 seconds West, along said North line 659.40 feet and said centerline there terminating.



NOTES:

- Zoning for subject tract = Rural Residential 5 (RR-5).
- Parcel ID for subject tract = 20-008-4100.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. The "No Wetland Letter" was completed by Patrick Reardon, Wetland Certification No. 1295, dated September, 23 2021.
- 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.
- 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.



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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES FOUND CAST IRON MONUMENT
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- ▭ DENOTES EXISTING BUILDING
- x-x- DENOTES EXISTING FENCE LINE

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN
9/22/21
LIC. NO. 21367



CERTIFICATE OF SURVEY
Rick Schaefer
P.O. Box 39
Walker, MN 56484

JOB NO. 21-303
DATE: 09-22-2021
SHEET NO.
1 OF 1