

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 20-14-3102.
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.

CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 3,
SECTION 14, TOWNSHIP 143 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA**

EXISTING DESCRIPTION:

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20-014-3102
No delinquent taxes and transfer entered; Certificate of Real Estate Value
Signed () Just received
DECEMBER 03 2021
S. G. S. S. S.
Cass County MN Auditor-Treasurer
By _____ ET _____ Deputy
Sinto Disclosure
() Not Required (X) Received () Not Received

A000679871
**OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA**
CERTIFIED, FILED, AND/OR
RECORDED ON
12/8/2021 10:48:59 AM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG DEP TX#: 177644
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED Minnesota Uniform Conveyancing Blanks
Individual(s) to Joint Tenants Form 10.1.5 (2013)

eCRV number: 1350108

DEED TAX DUE: \$722.70

DATE: December 03, 2021
(month/day/year)

FOR VALUABLE CONSIDERATION, Stephanie A. Gomez, Trustee of the Stephanie A. Gomez Revocable Trust, dated July 6, 2021; and Diana Wick Hardy, a single person ("Grantor"), hereby convey(s) and warrant(s) to Douglas Martin and Bethany Robertson-Martin ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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**EXHIBIT "A"
LEGAL DESCRIPTION**

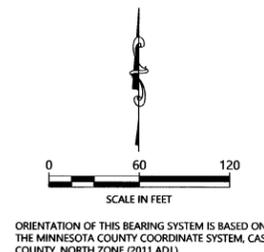
That part of the North 100.00 feet of the South 410.00 feet of Government Lot Three (3), Section Fourteen (14), Township One Hundred Forty-three (143) North, Range Thirty-one (31) West, lying West of a line described as follows: Beginning at a point on the North line of the South 310.00 feet of said Government Lot 3 distant 436.02 feet and North 88 degrees 41 minutes 07 seconds West, assumed bearing from the East line of said Government Lot 3; thence North 04 degrees 16 minutes 07 seconds East 267.04 feet to the South line of the recorded plat of Pleasantrees on Leech Lake and said line there terminating;

AND

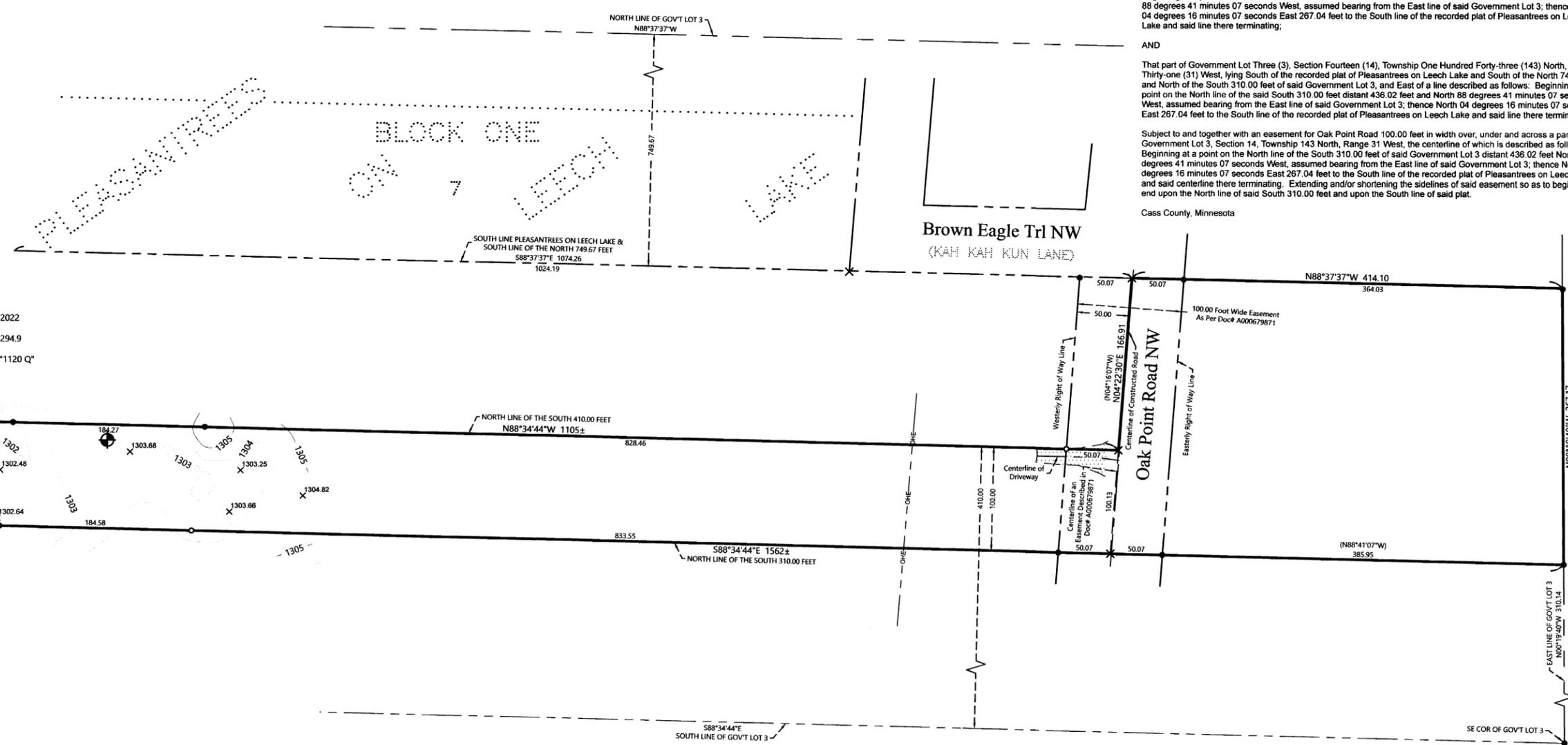
That part of Government Lot Three (3), Section Fourteen (14), Township One Hundred Forty-three (143) North, Range Thirty-one (31) West, lying South of the recorded plat of Pleasantrees on Leech Lake and South of the North 749.67 feet and North of the South 310.00 feet of said Government Lot 3, and East of a line described as follows: Beginning at a point on the North line of the said South 310.00 feet distant 436.02 feet and North 88 degrees 41 minutes 07 seconds West, assumed bearing from the East line of said Government Lot 3; thence North 04 degrees 16 minutes 07 seconds East 267.04 feet to the South line of the recorded plat of Pleasantrees on Leech Lake and said line there terminating;

Subject to and together with an easement for Oak Point Road 100.00 feet in width over, under and across a part of Government Lot 3, Section 14, Township 143 North, Range 31 West, the centerline of which is described as follows: Beginning at a point on the North line of the South 310.00 feet of said Government Lot 3 distant 436.02 feet North 88 degrees 41 minutes 07 seconds West, assumed bearing from the East line of said Government Lot 3; thence North 04 degrees 16 minutes 07 seconds East 267.04 feet to the South line of the recorded plat of Pleasantrees on Leech Lake and said centerline there terminating. Extending and/or shortening the sidelines of said easement so as to begin and end upon the North line of said South 310.00 feet and upon the South line of said plat.

Cass County, Minnesota



- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - ⊕ BENCHMARK: NAIL IN EASTERLY SIDE OF 14 INCH OAK TREE. ELEV. = 1310.73 / NGVD 29
 - (N01°23'45"E) DENOTES DEEDED BEARINGS
 - DENOTES OVERHEAD ELECTRIC LINE
 - - - DENOTES EXISTING INTERMEDIATE CONTOURS
 - - - DENOTES EXISTING INDEX CONTOURS
 - × 1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)



NO.	DATE	DESCRIPTION	BY

LIBERTY CERTIFY THAT THE 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
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 252, Noblesville, MN 56464
Phone: 763-577-1234
Web: www.necusa.com

CERTIFICATE OF SURVEY
Beth Robertson Martin
26550 Noble Road
Shorewood, MN 55331

JOB NO. 22-085
DATE: 05-11-2022
SHEET NO. 1 OF 1